



ADMINISTRATIVE SHORT PLAT REPORT & DECISION

A. SUMMARY AND PURPOSE OF REQUEST

REPORT DATE:	September 5, 2014		
Project Name:	Medzegian Short Plat		
Project Number:	LUA14-000899; SHPL-A, MOD		
Project Manager:	Kris Sorensen, Associate Planner		
Owner(s):	Mark Medzegian; 2133 Edmonds Ave NE; Renton WA 98056		
Contact:	Jim Hanson; 17446 Mallard Cove Lane; Mt. Vernon WA 98724		
Project Location:	2133 Edmonds Ave NE; PID# 2253200005		
Project Summary:	The applicant is requesting Short Plat Review for a 13,105 sf corner parcel (0.3-acre) to subdivide into 2 lots in the Residential-8 (R-8). Net density is 6.7 du/acre. Lot sizes for the residential parcels are 5,160 sf and 7,945 sf. Access to the smaller lot where the existing home would stay is from Edmonds Ave NE and for the new larger lot, access would be taken from NE 22 nd Street. Both are public streets. A modification and waiver have been submitted for installation of street improvements. Studies submitted include Geotechnical Report, Drainage Report, and Tree Retention Plan.		
Exist. Bldg. Area SF:	1,502 sf	Proposed New Bldg. Area (footprint):	N/A
		Proposed New Bldg. Area (gross):	N/A
Site Area:	13,105 sf (0.3-acre)	Total Building Area GSF:	N/A



Project Location Map

B. EXHIBITS:

- Exhibit 1: Administrative Short Plat Report and Decision
- Exhibit 2: Neighborhood Detail
- Exhibit 3: Short Plat Layout
- Exhibit 4: Site and Tree Survey
- Exhibit 5: Tree Retention Worksheet
- Exhibit 6: Landscape Plan & Tree Retention Plan
- Exhibit 7: Grading, Drainage, and Utilities Plan
- Exhibit 8: Geotechnical Report, prepared by Robert M. Pride, LLC, dated June 5, 2014
- Exhibit 9: Drainage Report, prepared by Offe Engineers, PLLC, dated June 25, 2014
- Exhibit 10: Schools for attendance
- Exhibit 11: Advisory Notes / Review Comments
- Exhibit 12: NE 22nd Fee-In-Lieu Denial
- Exhibit 13: King County Department of Assessments eReal Property, printed 8/22/14
- Exhibit 14: Schools bussing/walking commute information
- Exhibit 15: Edmonds Ave NE Fee-In-Lieu

C. GENERAL INFORMATION:

- 1. **Owner(s) of Record:** Mark Medzegian; 2133 Edmonds Ave NE;
Renton WA 98056
- 2. **Zoning Designation:** Residential 8 (R-8)
- 3. **Comprehensive Plan Land Use Designation:** Residential Single Family (RSF)
- 4. **Existing Site Use:** Single Family Residential
- 5. **Neighborhood Characteristics:** Single Family Residential
 - a. **North:** Single family residential uses in R-8 zone
 - b. **East:** Single family residential uses in R-8 zone
 - c. **South:** Single family residential uses in R-8 zone
 - d. **West:** Single family residential use in R-8 zone
- 6. **Access:** Lot 1 - Edmonds Ave NE; and Lot 2 – NE 22nd St
- 7. **Site Area:** 13,105 sf (0.3-acre)

D. HISTORICAL/BACKGROUND:

<u>Action</u>	<u>Land Use File No.</u>	<u>Ordinance No.</u>	<u>Date</u>
Comprehensive Plan	N/A	5099	11/01/2004
Zoning	N/A	5100	11/01/2004
Annexation "Gebenini"	N/A	1822	03/31/1960
Lot Line Adjustment	LUA13-001621	N/A	03/06/2014

E. PUBLIC SERVICES:

1. Utilities

- a. Water: Water service is provided by City of Renton.
- b. Sewer: Sewer service is provided by City of Renton.
- c. Surface/Storm Water: There is no drainage conveyance system in NE 22nd St. There is a drainage conveyance system in Edmonds Ave NE.

2. Streets: NE 22nd St is a residential access street. Edmonds Ave NE is classified as a minor arterial street.

3. Fire Protection: Service provided by City of Renton Fire Department.

F. APPLICABLE SECTIONS OF THE RENTON MUNICIPAL CODE:

1. Chapter 2 Land Use Districts

- a. Section 4-2-020: Purpose and Intent of Zoning Districts
- b. Section 4-2-070: Zoning Use Table
- c. Section 4-2-110: Residential Development Standards

2. Chapter 4 Property Development Standards

- a. Section 4-4-070: Landscaping Regulations
- b. Section 4-4-080: Parking, Loading, and Driveway Regulations
- c. Section 4-4-130: Tree Retention and Land Clearing Regulations

3. Chapter 6 Streets and Utility Standards

- a. Section 4-6-030: Drainage (Surface Water) Standards
- b. Section 4-6-060: Street Standards

4. Chapter 7 Subdivision Regulations

- a. Section 4-7-070: Detailed Procedures for Short Subdivisions
- b. Section 4-7-120: Compatibility with Existing Land Use and Plan – General Requirements and Minimum Standards
- c. Section 4-7-150: Streets – General Requirements and Minimum Standards
- d. Section 4-7-170: Residential Lots – General Requirements and Minimum Standards

5. Chapter 11 Definitions

G. APPLICABLE SECTIONS OF THE COMPREHENSIVE PLAN:

- 1. Land Use Element: Residential Single Family (RSF) land use designation
- 2. Community Design Element

H. DEPARTMENT ANALYSIS:

1. Project Description/Background

The applicant/contact, Jim Hanson, has requested preliminary short plat approval for a 2-lot short plat. The applicant is proposing to subdivide a 0.3-acre (13,105 sf) site in the Kennydale

community of Renton, zoned Residential-8 (R-8) dwelling units per acre (du/ac) (Exhibit 2) into two lots. The area is designated Residential Single Family (RSF) in the City of Renton Comprehensive Land Use Plan. The subject site has an existing single family home that is proposed to be retained (Exhibit 3). The subject site is located on the west side of Edmonds Ave NE, south of NE 22nd St where the two public streets intersect. The proposal for two lots would arrive at a net density of 6.7 du/ac. The proposed lot sizes are 5,160 sf where the existing house would be located and 7,945 (Exhibit 3). Dedication is not required for right-of-way.

Access to the lots would be directly from public streets. An existing driveway for the smaller proposed lot, Lot 1, would continue from Edmonds Ave NE and a new driveway for the larger proposed lot, Lot 2, would connect to NE 22nd St (Exhibit 3).

Right-of-way dedication would not be required along the public street frontage of NE 22nd St, but street frontage improvements per municipal code would be required to provide a gutter, 0.5-foot wide curb, 8-foot wide planter strip, and 5-foot wide sidewalk. Existing frontage improvements on Edmonds Ave NE do not meet current code. The applicant has requested a street modification for both streets to not install the required street improvements and asked to pay a fee-in-lieu of the improvements for NE 22nd St.

Site topography generally slopes gently towards to the west/southwest with an average slope of approximately 8 percent (Exhibit 4). Vertical relief across the whole site is approximately 12 feet (Exhibit 4). There are 6 trees with 6-inch diameters or greater on-site as shown on the site and tree survey (Exhibit 4). The site is located in the Aquifer Protection Zone 2, no other critical areas are present on-site.

2. Environmental Review

Except when located on lands covered by water or sensitive areas, short plats are exempt from SEPA Environmental Review pursuant to WAC 197-11-800(6)(a).

3. Staff Review Comments

Representatives from various city departments have reviewed the application materials to identify and address issues raised by the proposed development. These comments are contained in the official file, and the essence of the comments have been incorporated into the appropriate sections of this report and the "Advisory Notes to the Applicant" (Exhibit 11).

4. Comment from the Public

No public comments were received or and no comments were received from agencies.

5. Consistency with Short Plat Criteria

Approval of a short plat is based upon several factors. The following short plat criteria have been established to assist decision-makers in the review of the plat:

I. FINDINGS:

Having reviewed the written record in the matter, the City now enters the following:

1. **Request:** The project proponent has requested approval of a short plat subdivision of a 13,105 sf (0.3 acre) property in the Kenndale community into 2 lots suitable for development with single-family residential structures, where the smaller proposed lot would retain the existing single-family residence. The project would have a density of 6.7 du/ac.
2. **Application:** The subject site, located on at the southwest corner of Edmonds Ave NE and NE 22nd St, is owned by Mark Medzegan of 2133 Edmonds Ave NE, Renton WA 98056.
3. **Comprehensive Plan:** The property has a Comprehensive Plan land use designation of Residential Single-Family (RSF). The proposed project furthers the objectives and policies of the RSF section of the Land Use Element of the Comprehensive Plan. The objectives and policies of the Community Design Element are also supported by the project as it has been proposed.
4. **Zoning:** Objectives and policies of the RSF designation are implemented by standards and regulations of the Residential 8 zone. The project, as proposed, meets or exceeds the R-8 zone standards and regulations, if conditions of approval are met.
5. **Subdivision Regulations:** The short plat, as proposed, would meet the requirements of RMC 4-7 Subdivision Regulations, if conditions of approval are met.
6. **Existing Land Uses:** The site consists of one parcel with an existing family home
7. **Setbacks:** Minimum setback requirements of the R-8 zone could be met.
8. **Short Plat Review Criteria:** Approval of a plat is based upon several factors. The following short plat criteria, in the matrix below, have been established to assist decision-makers in the review of the plat. The criteria are evaluated on compliancy, and the depth of compliance is provided through a denotation next to the criteria text as follows: (✓ Compliant; Note 1: Partially compliant; Note 2: Not compliant; Note 3: Compliance not yet demonstrated).

1. CONFORMANCE WITH THE COMPREHENSIVE PLAN: The site has the Comprehensive Land Use designation of Residential Single Family (RSF). Land designated RSF is intended to be used for high quality detached, single-family residential development organized into neighborhoods at urban densities. It is intended that larger subdivisions, infill development, and rehabilitation of existing housing be carefully designed to enhance and improve the quality of single family living environments. The proposal is consistent with the following Comprehensive Plan Land Use and Community Design Element policies, if all conditions of approval are met, unless noted otherwise:	
✓	Policy LU-158. Net development densities should fall within a range of 4 to 8 dwelling units per acre in Residential Single Family Neighborhoods. Staff Comment: <i>The proposed density would be 6.7 du/ac. The proposed density is within the required range.</i>
✓	Objective CD-C. Promote reinvestment in and upgrade of existing residential neighborhoods through redevelopment of small, underutilized parcels with infill development, modification and alteration of older housing stock, and improvements to streets and sidewalks to increase property values. Staff Comment: <i>Two new residential parcels would be created for infill, where an existing</i>

	home would be kept on the smaller underlying lot.
✓	<p>Policy CD-12. Sidewalks or walking paths should be provided along streets in established neighborhoods, where sidewalks have not been previously constructed. Sidewalk width should be ample to safely and comfortably accommodate pedestrian traffic and, where practical, match existing sidewalks.</p> <p>Staff Comment: Sidewalks in the nearby area have been previously constructed along Edmonds Ave NE but not along NE 22nd St. The existing rights-of-way on both public streets provide enough width for required improvements. Improvements along NE 22nd St are required and include gutter, 0.5-foot wide curb, 8-foot wide planter strip, and 5-foot wide sidewalk. Existing frontage improvements on Edmonds Ave NE do not meet current code, where the sidewalk and planter strip would need to be installed. The applicant has requested street modification for both streets to not install the required street improvements as there are improvements including curb and sidewalk in Edmonds and there are no curb and sidewalk on 22nd St.</p>
✓	<p>Policy CD-14. Infill development, defined as new short plats of nine or fewer lots, should be encouraged in order to add variety, updated housing stock, and new vitality to neighborhoods.</p> <p>Staff Comment: The two proposed lots would allow for updated housing stock.</p>
Note 1	<p>Policy CD-15. Infill development should be reflective of the existing character of established neighborhoods even when designed using different architectural styles, and /or responding to more urban setbacks, height or lot requirements. Infill development should draw on elements of existing development such as placement of structures, vegetation, and location of entries and walkways, to reflect the site planning and scale of existing areas.</p> <p>Staff Comment: Detailed site and architectural designs, will be reviewed to determine compatibility with the context of the site, at the time building permits are submitted.</p>
<p>2. COMPLIANCE WITH THE UNDERLYING ZONING DESIGNATION: Objectives and policies of the Comprehensive Land Use Plan Residential Single Family designation are implemented by Residential 8 zoning (R-8). RMC 4-2-110A provides development standards for development within the R-8 zoning classification. The proposal is consistent with the following development standards if all conditions of approval are met, unless noted otherwise:</p>	
✓	<p>Density: The minimum density allowed in the R-8 zone is 4 dwelling units per net acre (du/ac). The maximum density permitted in the R-8 zone is 8.0 du/ac, except that the maximum shall be 6.00 dwelling units per net acre when alleys are considered practical, as specified in RMC 4-7-150.E.5, and are not part of the street configuration.</p> <p>Net density is calculated after the deduction of critical areas, areas intended for public rights-of-way, and private access easements. Calculations for minimum or maximum density that result in a fraction that is 0.50 or greater shall be rounded up to the nearest</p>

	<p>whole number. Those density calculations resulting in a fraction that is less than 0.50 shall be rounded down to the nearest whole number.</p> <p>Staff Comment: <i>The gross site area is 13,105 sf. There are no dedications of right-of-way or private access lanes or critical areas to deduct for density calculations. Therefore, the density for the proposed project is 6.7 du/ac. 6.7 du/ac is above 6.0 du/ac as such alleys shall be considered pursuant to RMC 4-7-150E.5.</i></p>		
✓	Lot Dimensions: Staff Comment: <i>R-8 Standards apply:</i>		
	<i>Proposed Lots</i>	<i>Lot Size</i>	<i>Width minimum</i>
		<i>5,000 SF</i>	<i>Depth</i>
		<i>minimum</i>	<i>50 feet-interior; 60 feet-corner</i>
	Lot 1-Corner	5,160 sf	65.3 ft
	Lot 2-Interior	7,945 sf	56.4 ft
			78.9 ft
			140.8 ft
Note 1	<p>Setbacks: Lot 1 would be a corner lot with two street frontages, with a front yard facing Edmonds Ave NE. Lot 2 would be an interior lot fronting NE 22nd St. The minimum front yard setback in the R-8 zone is 15 feet; minimum side yard is 5 feet and, if along a public street, as with Lot 1, 15 feet for the primary structure; minimum rear yard is 20 feet.</p> <p>Staff Comment: <i>As proposed, Lot 2, would have sufficient area for new residential structures that could comply with setbacks. The existing single family home proposed to stay on Lot 1 has one existing non-conforming setback for the sideyard along NE 22nd St, which is less than the required 15 ft. The other setbacks are compliant for Lot 1; front yard setback to the house is 24.6 ft where 15 ft is the minimum; south sideyard to house is 5 ft where the minimum is 5 feet; and rear yard to house is 20 feet where the minimum is 20 feet. Therefore, the existing non-conforming setback for the existing home along NE 22nd St, is already non-conforming prior to short plat application and the subject short plat would not increase the level of non-conformity beyond existing conditions. All other setbacks of the existing home on Lot 1 and for the proposed Lot 2 would comply with required setbacks. For the new home on Lot 2 setbacks reviewed at time of building permit.</i></p>		
Note 1	<p>Building Standards: The R-8 zone permits one single family residential structure per lot. Accessory structures are permitted at a maximum number of two per lot with a maximum size of 720 square feet each, or a maximum of one per lot with a maximum of 1,000 square feet. Accessory structures are permitted only when associated with a primary structure located on the same parcel of land.</p> <p>The maximum building height in the R-8 zone is 30 feet. <u>Building height</u> is based on the measurement of the vertical distance from the grade plane to the average height of the roof surface. The <u>grade plane</u> is the average of existing ground level adjoining the building at exterior walls. Where the finished ground level slopes away from the exterior walls, the reference plane shall be established by the lowest points within the area between the building and the lot line, or where the lot line is more than 6 feet from the</p>		

	<p>building, between the building and a point 6 feet from the building.</p> <p>The maximum building coverage in the R-8 zone, for lots larger than 5,000 sf, is 35 percent or 2,500 sf, whichever is greater.</p> <p>The maximum impervious surface area is 75 percent.</p> <p>Staff Comment: For Lot 1, the existing home is one-story (Exhibit 13) and less than the maximum 30 ft maximum height for the zone, and lot coverage is less than the maximum 2,500 sf (1,502 house footprint). For Lot 2, building elevations, which would be used to determine building height, have not been submitted. They would be submitted at time of building permit application. Compliance with building standards for Lot 2 would be reviewed with the building permit application (compliance not yet demonstrated).</p>
<p>Note 2</p>	<p>Landscaping: Landscaping is required for all subdivisions, including short plats. A detailed landscape plan must be approved prior to issuance of street or utility construction permits.</p> <p>A ten foot-wide landscaped area is required along all public street frontages, with the exception of areas for required crosswalks and driveways. This landscaped area shall be on-site and shall include front yard trees and ground cover at a minimum. Two trees are required in the front yard of each lot.</p> <p>Staff Comment: The landscape plan emphasizes drought tolerant and native plants to be used in an amended soil. The plan shows plantings in the right-of-way along the NE 22nd St border of the subject site and additionally shows an existing maple tree in the front yard of the existing home on Lot 1. The landscape plan was provided in combination with the street modification request to not install curb and sidewalk in NE 22nd, where the landscaping would provide a planting buffer similar to the required 10-foot planting area along public frontages.</p> <p>As the street modification and fee-in-lieu request was denied for NE 22nd (Exhibit 12), staff recommends, as a condition of approval, that the landscape plan be revised to show 10-feet of on-site plantings along the street frontages of both NE 22nd St. and Edmonds Ave. NE in accordance with RMC 4-4-070.F.1., to be approved prior to issuance of construction permits. Code requirements call for 10 feet of street frontage landscape buffer that has a mix of trees, shrubs, and groundcover (RMC 4-4-070). In addition, for the revised landscape plan, given the requirement to install a planter strip within the NE 22nd right-of-way, the public right-of-way planter strip would need to be shown in the updated landscape plan to be turned in for review and approval prior to construction permit issuance. The planter strip area showing required plantings and trees in addition to a watering plan if the area requires irrigation system.</p> <p>The City of Renton handout, "Tree planting in the right-of-way" provides spacing information for trees and size of tree to be planted in the planter strip. For the size of tree, where there is 8 feet or wider planting strip, a "Large" tree is to be planted. Approved "Large" trees, in relation to the size of mature growth, are listed in the "Approved tree list." The approved tree list is available from the Department and is also</p>

	<p>available on the city website. If conifers or evergreens are considered for planting in the public planting strip, please contact the City Arborist for approval at the contact below. It is recommended that street trees be approved by the City Arborist if the tree considered is not on the approved tree list (Arborist Terry Flatley, phone #425-430-6601).</p> <p>For the existing Lot 1, there is existing landscaping in the front yard along the street including the Maple tree (Exhibit 6). One more tree needs to be located in the front yard of Lot 1 as two front yard trees are required when street trees in a public right-of-way planter strip is not available. A modification to not install improvements in Edmonds Ave NE has been requested by the applicant as there are existing improvements. Staff recommends as part of the short plat approval, in the streets modification subsection below, that the applicant not be required to install improvements along Edmonds. Due to the modification request approval, there would be no public planting strip along Edmonds Ave NE. Therefore, staff recommends as a condition of approval, that an updated landscape plan showing two trees in the front yard of Lot 1 facing Edmonds which can include existing trees, be provided to the Current Planning project Manager and approved, prior to construction permit approval.</p> <p>Above there are multiple staff recommendations for an updated landscape plan that includes planting areas in the right-of-way and within the yards along the public streets. The above staff recommendations are recommended as conditions of approval for landscaping requirements.</p>
<p>Note 1</p>	<p>Tree Retention: Existing trees shall be retained where feasible. RMC 4-4-130 requires 30 percent of trees to be retained. If the required number of trees cannot be retained, they must be replaced according to RMC 4-4-130H.</p> <p>Staff Comment: According to the site and tree survey there are 6 significant trees 6-inch in diameter or greater on the site (Exhibit 4). The trees shown on the inventory as measured in diameter, are:</p> <ul style="list-style-type: none"> • Lot 1 area: 6-inch maple • Lot 2 area: 10-inch willow, 5-foot maple, 10-inch cedar, 6-inch pear, and 12-inch pear. <p>The Tree Retention Worksheet (Exhibit 5) shows 4 trees which is in conflict with the Tree Inventory that shows 6 trees. Street trees within the planting strip in NE 22nd can count towards replacement trees if replacement trees are required. Therefore, staff recommends, as a condition of approval, that an updated tree retention worksheet and an updated landscape plan showing the retained and new trees to be planted, be provided to the Current Planning project Manager and approved, prior to construction permit approval.</p>
<p>✓</p>	<p>Parking: Off-street parking for 2 vehicles per residential unit is required.</p> <p>Staff Comment: There is sufficient space to provide on-site parking as required for Lot 2 and for the existing home on Lot 1, there is sufficient space to provide on-site parking</p>

	<i>within the garage and parking pad in front of the garage.</i>
	<p>3. DESIGN STANDARDS: Residential Design and Open Space Standards (RMC 4-2-115) are applicable in the R-8 zone. The Standards implement policies established in the Land Use and Community Design Elements of the Comprehensive Plan. Compliance with Site Design Standards must be demonstrated prior to approval of the subdivision. Compliance with Residential Design Standards would be verified prior to issuance of building permits. The proposal is consistent with the following design standards, unless noted otherwise:</p>
N/A	<p>Lot Configuration: Standards apply to subdivisions of 4 or more street-fronting lots. Variety in the configuration of lots enhances the image of variety of housing stock and helps minimize perceptions of monotony. One of the following is required:</p> <ol style="list-style-type: none"> 1. Lot width variation of 10 feet minimum of one per four abutting street-fronting lots, or 2. Minimum of four lot sizes (minimum of 400 gross square feet size difference), or 3. A front yard setback variation of at least 5 feet minimum for at least every four abutting street fronting lots. <p>Staff Comment: <i>Not applicable as the proposal is a 2-lot short plat.</i></p>
Note 3	<p>Garages: The minimization of the visual impact of garages contributes to creating communities that are oriented to people and pedestrians, as opposed to automobiles. One of the following is required (some options are not listed here due to lack of site feasibility, i.e. garages accessed from alley):</p> <ol style="list-style-type: none"> 4. Recessed from the front of the house and/or front porch at least 8 feet, or 5. Located so the roof extends at least 5 feet (excluding eaves) beyond the front of the garage for at least the width of the garage, plus the porch/stoop area, or 6. Sized so that it represents no greater than 50 percent of the width of the front façade at ground level, or 7. Detached. <p>The portion of the garage wider than 26 feet across the front shall be set back at least 2 feet.</p> <p>Staff Comment: <i>Lot 1 is an existing home, where garage design standards would be evaluated if remodeling or addition were to occur in the future. For Lot 2, building plans, which would be used to determine visual impact of garages, have not been submitted yet. They would be submitted for building permit review (compliance not demonstrated).</i></p>
Note 3	<p>Primary Entry: Entrances to houses shall be a focal point and allow space for social interaction. One of the following is required:</p> <ol style="list-style-type: none"> 1. Stoop: minimum 4 feet by 6 feet and 12 inches above grade, or 2. Porch: minimum 5 feet deep and 12 inches above grade. <p>Exception: An ADA accessible route may be taken from a front driveway.</p> <p>Staff Comment: <i>Lot 1 is an existing home, where primary entry design standards would be evaluated if remodeling or addition were to occur in the future. For Lot 2, building</i></p>

	<i>designs, which would be used to evaluate design of entrances, have not been submitted yet. They would be submitted for building permit review (compliance not demonstrated).</i>
Note 3	<p>Façade Modulation: Buildings shall not have monotonous facades along public areas. One of the following is required:</p> <ol style="list-style-type: none"> 1. An offset of at least one story that is at least 10 feet wide and 2 feet in depth on façades visible from the street, or 2. At least a 2-foot offset of second story from first story on one street-facing façade. <p>Staff Comment: Lot 1 is an existing home, where primary entry design standards would be evaluated if remodeling or addition were to occur in the future. For Lot 2, building designs, which would be used to evaluate design of façades, have not been submitted yet. They would be submitted for building permit review (compliance not demonstrated).</p>
Note 3	<p>Windows and Doors: Windows and front doors are an integral part of the architectural character of a house. Windows and doors shall constitute 25 percent of all façades facing street frontage.</p> <p>Staff Comment: Lot 1 is an existing home, where windows and doors design standards would be evaluated if remodeling or addition were to occur in the future. For Lot 2, building designs, which would be used to evaluate design of windows and doors, have not been submitted yet. They would be submitted for building permit review (compliance not demonstrated). Lot 1 would need to, at minimum, meet the openings requirement of 25 percent for two facades, the façade facing Kennewick and the façade facing 13th.</p>
Note 3	<p>Scale, Bulk, and Character: Neighborhoods shall have a variety of home sizes and character. Abutting houses shall have differing architectural elevations.</p> <p>Staff Comment: Lot 1 is an existing home, where scale, bulk, and character design standards would be evaluated if remodeling or addition were to occur in the future. For Lot 2, building designs, which would be used to evaluate scale, bulk, and character of structures, have not been submitted yet. They would be submitted for building permit review (compliance not demonstrated).</p>
Note 3	<p>Roofs: Roof forms and profiles are an important architectural component. One of the following is required:</p> <ol style="list-style-type: none"> 1. Hip or gabled roof with at least a 6:12 pitch for the prominent form of the roof (dormers, etc.), may have lesser pitch, or 2. Shed roof. <p>Staff Comment: Lot 1 is an existing home, where roof design standards would be evaluated if remodeling or addition were to occur in the future. For Lot 2, building designs, which would be used to evaluate roof forms, have not been submitted yet. They would be submitted for building permit review (compliance not demonstrated).</p>
Note 3	<p>Eaves: Eaves and overhangs act as unifying elements in the architectural character of a house. Both of the following are required:</p> <ol style="list-style-type: none"> 1. Eaves projecting from the roof of the entire building at least 12 inches with

	<p>horizontal fascia or fascia gutter at least 5 inches deep on the face of all eaves, and</p> <p>2. Rakes on gable ends must extend a minimum of 2 inches from the surface of exterior siding materials.</p> <p>Staff Comment: Lot 1 is an existing home, where eave design standards would be evaluated if remodeling or addition were to occur in the future. For Lot 2, building designs, which would be used to evaluate design of eaves and overhangs, have not been submitted yet. They would be submitted for building permit review (compliance not demonstrated).</p>
<p>Note 3</p>	<p>Architectural Detailing: Architectural detailing contributes to the visual appeal of a house and the community. If one siding material is used on any side of the dwelling that is two stories or greater in height, a horizontal band that measures at least 8 inches is required between the first and second story. Also, one of the following is required:</p> <ol style="list-style-type: none"> 1. Minimum 3-1/2 inch trim surrounds all windows and details all doors, or 2. A combination of shutters and minimum 3-1/2 inch trim details all windows and minimum 3-1/2 inch details all doors. <p>Staff Comment: Lot 1 is an existing home, where architectural detailing design standards would be evaluated if remodeling or addition were to occur in the future. For Lot 2, building designs, which would be used to evaluate architectural detailing, have not been submitted yet. They would be submitted for building permit review (compliance not demonstrated).</p>
<p>Note 3</p>	<p>Materials and Color: A variety of materials and color contributes to the diversity of housing in the community. Abutting houses shall be different colors. Color palettes for all new dwellings, coded to the building elevations, shall be submitted for approval. Additionally, one of the following is required:</p> <ol style="list-style-type: none"> 1. A minimum of 2 colors shall be used on the building (a main color with different trim color is acceptable), or 2. A minimum of 2 different siding materials shall be used on the building. One siding material shall comprise a minimum 30 percent of the street-facing façade. If masonry siding is used, it shall wrap the corners no less than 24 inches. <p>Staff Comment: Lot 1 is an existing home, where materials and color design standards would be evaluated if remodeling or addition were to occur in the future. For Lot 2, building designs, which would be used to evaluate material and color choices, have not been submitted yet. They would be submitted for building permit review (compliance not demonstrated).</p>
<p>4. COMPLIANCE WITH SUBDIVISION REGULATIONS: RMC 4-7 Provides review criteria for proposed subdivisions. The proposed project is consistent with the following subdivision regulations if all conditions of approval are complied with:</p>	
<p>✓</p>	<p>Access: Each lot must have access to a public street, private road, or by a private access easement per the requirements of the street standards.</p>

	<p>Staff Comment: Access to the lots would be from public streets. An existing driveway for the smaller proposed lot, Lot 1, connects to Edmonds Ave NE and a new driveway for the larger proposed lot, Lot 2, would connect to NE 22nd St (Exhibit 3).</p>
✓	<p>Alleys: Alley access is the preferred street pattern for all new residential development in the R-8 zone. New residential development in areas without existing alleys shall utilize alley access for interior lots. The City will consider the following factors in determining whether the use of alleys is not practical: A) Size: The new development is a short plat; B) Topography: The topography of the site proposed for development is not conducive for an alley configuration; C) Environmental Impacts: The use of alleys would have more of a negative impact on the environment than a street pattern without alleys.</p> <p>Staff Comment: The proposal is required to consider alleys as part of the layout because the project is 6 du/ac or greater. The alley would not need to be considered given evaluation of the above mentioned three factors. The full block of homes that the proposed subdivision is part of, between NE 22nd St at the north and NE 20th St to the south, and Edmonds Ave NE to the east and Dayton Ave NE to the west, does have steep slopes and moderate/medium landslide areas. Additionally, the project is a short plat and the likelihood of a plat in this already subdivided block is very low, where multiple homes would have to be assembled to create an instance where 9 new lots would be created. Given there are topographical and critical areas on the block in the area where an alley would most likely be proposed, and that the project is a short plat and short plats are more likely in the area than a large plat, staff recommends that an alley not be considered as it is impractical.</p>
✓	<p>Streets: The short plat is the subdivision of a corner lot into two lots, with the intersecting streets being Edmonds Ave NE running north to south and NE 22nd St running east to west. Edmonds is classified as a minor arterial street and has existing street improvements including curb, gutter, and sidewalk. NE 22nd is classified as a residential access street and does not have street improvements. The applicant has requested a modification from installing improvements along Edmonds that would include a planter strip as Edmonds already has improvements on both sides of the street. In addition, the applicant has requested a fee-in-lieu request for installation of street improvements in the NE 22nd right-of-way along the subject site frontage.</p> <p>Edmonds: Staff recommends approval of the modification for Edmonds as requested by the applicant and as shown in the Advisory Notes (Exhibit 11) under the Transportation subsection and staff also recommends that a fee-in-lieu for Edmonds be paid rather than installation of street improvements. Therefore, staff recommends, as a condition of approval, that a fee-in-lieu of \$68.00 per linear foot of Edmonds frontage be paid prior to issuance of construction permits (Exhibit 15).</p> <p>NE 22nd: The fee-in-lieu for NE 22nd St was denied (Exhibit 12), and therefore, staff recommends, as a condition of approval, that an updated grading plan and street profile be provided and approved, to be provided to the Current Planning Project Manager and Development Engineering staff prior to issuance of construction permits. Street lighting</p>

	<p>is not required for a two lot short plat.</p> <p>Staff Comment:</p> <ul style="list-style-type: none"> • <u>Edmonds Ave NE:</u> Existing right-of-way width is 60 feet (Exhibit 11), Engineering Review-Transportation/Street subsection). Since Edmonds is fully improved on both sides of the street and is located within a residential neighborhood, staff recommends allowance for the existing street section to remain, including curb, gutter, and sidewalk. No additional street improvements or dedication of right-of-way would be required where a fee-in-lieu is required and is recommended as a condition of approval (Exhibit 15). • <u>NE 22nd St:</u> Existing right-of-way width is 50 feet (Exhibit 11), Engineering Review-Transportation/Street subsection). NE 22nd is classified as a residential access street. To meet the City's complete street standards, street improvements including a pavement width of 13 feet from the center line, curb, gutter, an 8-foot planter strip, 5-foot sidewalk, and storm drainage improvements are required to be constructed in the right-of-way fronting the site per City code 4-6-060. To build this street section, no right-of-way dedication is required. The applicant's request to pay a fee-in-lieu of the frontage improvements in NE 22nd Street was denied as shown in Exhibit 12, and street improvements are required as conditioned.
N/A	<p>Blocks: Blocks shall be deep enough to allow two tiers of lots.</p> <p>Staff Comment: No new blocks or streets are proposed, therefore the criteria does not apply.</p>
5. AVAILABILITY AND IMPACT ON PUBLIC SERVICES:	
✓	<p>Police: The Renton Police Department has commented that the proposed project would have minor impacts (Exhibit 12, Police Review subsection).</p>
✓	<p>Fire: Sufficient resources exist to furnish services to the proposed development, subject to the condition that the applicant provides Code required improvements and fees (Exhibit 12, Fire Review subsection). Fire department apparatus access are adequate as proposed.</p> <p>The fire flow requirement for a single-family residence is minimum 1,000 gpm for structures up to 3,600 sf (including attached garage and basement). If dwelling(s) exceed 3,600 sf, a minimum of 1,500 gpm would be required. A minimum of one fire hydrant is required within 300 feet of the proposed buildings and two hydrants if the fire flow requirement increases to 1,500 gpm. There is one existing fire hydrant that can be counted toward the requirement; although it does not have a storz fitting, so one would be required to be installed.</p> <p>Fire Impact Fees shall be paid prior to issuance of building permits. This fee is assessed per new single family lot at the rate in place at the time the building permit is issued. For 2014 the fee is \$479.28 per new single family lot and fees may increase year to year. The fee shall be payable to the City as specified by the Renton Municipal Code</p>

	prior to building permit issuance.
✓	<p>Schools: The Renton School District has verified that existing schools would have capacity to accommodate the anticipated increased enrollment from the proposed project. <i>Students would attend Kennydale Elementary School, McKnight Middle School, and Hazen High School (Exhibit 10).</i></p> <p><i>School impact fees shall be paid prior to issuance of building permits. This fee is assessed per new single family lot at the rate in place at the time the building permit is issued. For 2014 the fee is \$5,455 per dwelling and shall be paid prior to building permit issuance. Fees may increase year to year. For the Safe Routes to School requirement, the Renton School District School and Bus Stop Locator website was used to determine whether students would be bussed or are within walking distance (Exhibit 14). For Kennydale Elementary and McKnight Middle schools, the proposal is within walking distance of the schools and outside of walking distance where bussing would be available for transport to Hazen High School. For Kennydale Elementary, there is existing sidewalk along Edmonds north to NE 27th St, where there are existing sidewalks along 27th, that would take a walker west to the school location where there are sidewalks and crosswalks at the intersection of NE 28th St, NE 27th ST and Kennewick Pl NE. For McKnight Middle school, there is existing sidewalk along Edmonds on both sides of the street, all the way south to the middle school location, where crosswalks exist at NE 16th St.</i></p>
✓	<p>Parks: Although there would be no significant impacts to the City of Renton Park System anticipated from the proposed project, an impact fee is required of all new residential development.</p> <p><i>Park impact fees shall be paid prior to issuance of building permits. This fee is assessed per new single family lot at the rate in place at the time the building permit is issued. For 2014 the fee is \$963.01 per dwelling. Fees may increase year to year.</i></p>
Note 1	<p>Stormwater: A drainage report was submitted by Offe Engineers (Exhibit 9) with the land use application, dated June 25, 2014. The drainage report follows the 2009 King County Surface Water Manual and City Amendments. The report Section 2 provides an overview of core requirements where the discharge at the natural location is along NE 22nd St. The offsite analysis states that drainage from the two abutting streets, NE 22nd St and Edmonds Ave NE, is cut off from off-site flows entering the subject parcel, where the runoff from the frontage along Edmonds flows within curb and gutter north to the intersection with NE 22nd. The street runoff then turns and flows west along the asphalt edge and ditch along the south side of NE 22nd with drainage flowing towards Dayton Ave NE to the west.</p> <p>Based on the City's flow control map, this site falls within the Peak Rate Flow Control Standard Existing Site Conditions. The proposal for flow control review does not speak to the existing home on Lot 1 with an existing drainage system. For Lot 2, full infiltration is acceptable.</p> <p>Geotechnical recommendations report prepared by Robert M. Pride, LLC (Exhibit 8), describes existing site and subsoil conditions and recommendations for site</p>

development of a new home and foundation design for proposed Lot 2. For storm water infiltration, based on the results of the field exploration the soils would provide for suitable infiltration of storm water collected on the residential site and storm water runoff from a future home's roof and impervious surface areas should be discharged into infiltration trenches or drywells.

According to geologic mapping for the area, the property is underlain by recessional deposits that consist of fine silty sands and sands that have acceptable permeability for onsite storm water infiltration. The medium dense to dense soils will also provide for suitable support of the residential foundation. Two test pit excavations were dug at the rear and front of the Lot 2 site where below the upper topsoil layer was medium dense silty sands and dense fine sands that extend down to depths of 5 and 5.5 feet. No groundwater was encountered as part of pit excavations.

Recommendations for site development and foundation design are provided for support of new residence foundations, footing depths, and lateral force restraint around the perimeter foundation walls, and foundation subdrains. For storm water infiltration, the underlying sandy soils would provide for suitable infiltration of storm water collection in the front or rear yard of proposed Lot 2.

There is no drainage conveyance system in NE 22nd St although there is a storm conveyance system in Edmonds Ave NE. Staff reviewed the drainage report prepared by Offe Engineers (Exhibit 12- Engineering Review-Surface Water subsection), and the report complies with the 2009 King County Surface Water Manual and the 2009 City of Renton Amendments to the KCSWM, Chapters 1 and 2. Based on the City's flow control map, this site falls within the Flow Control Duration Standard, Forested Conditions. The two lot short plat is subject to Appendix C, Small Project Drainage Review.

The applicant's request to not install street improvements along NE 22nd St has been denied (Exhibit 12). Improvements, including curb, gutter, planter strip and sidewalk are required to be installed and would create additional off-site impervious area that was not included in submitted drainage report. Therefore, as a condition of approval, staff recommends that an updated drainage report be submitted to the Development Engineering review staff, that includes the required off-site impervious surfaces to be created in the right-of-way, and approval of the report would be required prior to issuance of construction permits.

Stormwater drainage plans for individual lots will be required prior to issuance of construction permits. The Surface Water System Development fee for 2014 is \$1,228.00 per new lot. Fees may increase year to year. Fees are payable prior to issuance of the construction permit.

✓

Water Service: The project is located in City of Renton service area (Exhibit 12- Engineering Review-Water subsection). A separate water meter shall be provided to the new lot. System development fee for water is based on the size of the new domestic water to service each new lot. Water fee for a ¾-inch or 1-inch meter install is \$2,809.00 per new home. Credit would be provided for existing homes. Fees are payable prior to

	issuance of the utility construction permit.
✓	Sanitary Sewer Service: All lots of the short plat will be connected City of Renton (Exhibit 11), Engineering Review-Sewer subsection). A separate side sewer stub shall be provided to each new lot. Side sewers shall be a minimum 2% slope. System development fee for sewer is based on the size of the new domestic water to serve the townhome on each new lot. Sewer fee for a ¾-inch or 1-inch meter install is \$2,033.00. Credit would be provided for existing homes. Fees are payable prior to issuance of the utility construction permit.
✓	Transportation: Impacts to the city transportation system are expected, due to increased vehicle trips to and from the proposed project. The Traffic Impact fee is \$1,430.72 per single family permit. Credit would be provided for existing homes. <i>The Transportation Impact fee would be calculated and assessed at the rate in effect when building permits are issued.</i>

9. **System Development Charges:** As of the date of this report the Surface Water System Development Fee is \$1,228.00 per new lot; Water Service Fee is \$2,809.00 per new lot; and Sanitary Sewer Service is \$2,033.00 per new lot.
10. **Public Utilities:** Impacts to public services are assessed on a per single-family dwelling basis at the rate in place at the time the construction permit is issued.
11. **Street frontage improvements:** The applicant would provide street improvements along NE 22nd St (Exhibit 12). The applicant would not have to provide street improvements along Edmonds Ave NE but would be required to pay a fee-in-lieu (Exhibit 15).
12. **Safe Routes to School:** Students would attend Renton School District and a safe route to the Schools has been identified, as referenced above, in subsection Findings #8 "Short Plat Review Criteria"; subsection #5 "Availability and Impact on Public Services-Schools". The elementary and middle schools are within walking distance. Students would be bussed for high school attendance (Exhibit 14).

J. CONCLUSIONS:

1. The subject site is designated **Residential Single Family (RSF)** in the Comprehensive Land Use Plan and complies with the goals, objectives, and policies established with this designation.
2. The subject site is zoned **Residential 8 (R-8)** and complies with the zoning and development standards established with this designation, provided the applicant complies with the Renton Municipal Code and conditions of approval.
3. The proposed 2-lot short plat complies with the subdivision regulations as established by City Code and state law provided all advisory notes and conditions are complied with.

K. DECISION:

The Medzegan Short Plat, File No. LAU14-000899; SHPL-A; MOD, is **APPROVED WITH CONDITIONS** as listed below. The Medzegan Short Plat Fee-in-Lieu request for NE 22nd St. is **DENIED** and the Modification request for Edmonds Ave NE is **APPROVED** with a requirement to

pay a Fee-in-Lieu along Edmonds. The Medzegan Short Plat is subject to the following conditions:

1. A revised detailed landscape plan shall be provided and approved prior to construction permit issuance, to be provided to the Current Planning Project Manager showing the following:
 - a. For the NE 22nd right-of-way planter strip: street trees and groundcover;
 - b. An additional front yard tree for Lot 1;
 - c. Any additional trees required as part of tree replacement according to a revised tree retention worksheet; and
 - d. Ten feet landscape area in the new residential lot front yard and the side yard along NE 22nd for Lot 1.
 - e. Maples and cherry tree species are not allowed unless approved by the City arborist.
2. Street improvements including a pavement width of 13 feet from the center line, curb, gutter, an 8-foot planter strip, 5-foot sidewalk, and storm drainage improvements are required to be constructed in the NE 22nd St right-of-way fronting the site per City code 4-6-060.
3. A fee-in-lieu, of \$68.00 per linear foot of Edmonds frontage, is to be paid prior to issuance of construction permits.
4. Required street tree plantings and ten feet of landscaping along street frontages shall be installed prior to short plat recording by the applicant.
5. A revised Drainage Report shall be provided for review and approval by the Development Engineering staff Plan Reviewer prior to construction permit issuance. The revised Drainage Report shall include an analysis of the required street improvements within NE 22nd right-of-way that were not included in the most recent drainage report. Four copies are required to be submitted.
6. A revised Tree Retention Worksheet shall be provided for review and approval by the Current Planning Project Manager prior to construction permit issuance. Four copies and one set of reductions shall be provided of a revised grading plan and street profile shall be provided to the Current Planning Project Manager and Development Engineering staff for review and approval prior to construction permit issuance.

DECISION ON LAND USE ACTION:

SIGNATURE:



Jennifer T. Henning, Planning Director
Department of Community & Economic Development

9/5/2014

Date

TRANSMITTED this 5th day of September, 2014 to the Contact/Applicant/Owner(s):

Contact/Applicant:

Jim Hanson; 17446 Mallard Cove
Lane; Mt. Vernon WA 98724

Owner(s):

Mark Medzegan; 2133 Edmonds Ave
NE; Renton WA 98056

TRANSMITTED this 5th day of September, 2014 to the Party(ies) of Record:

Elizabeth and Elmer Hatch
2117 Edmonds Ave NE
Renton WA, 98056

*William and Shirley Reynolds
2112 Dayton Ave NE
Renton WA, 98056*

TRANSMITTED this 5th day of September, 2014 to the following:

*Chip Vincent, CED Administrator
Steve Lee, Development Engineering Manager
Craig Burnell, Building Official
Vanessa Dolbee, Current Planning Manager
Fire Marshal*

L. LAND USE ACTION APPEALS, REQUEST FOR RECONSIDERATION, & EXPIRATION:

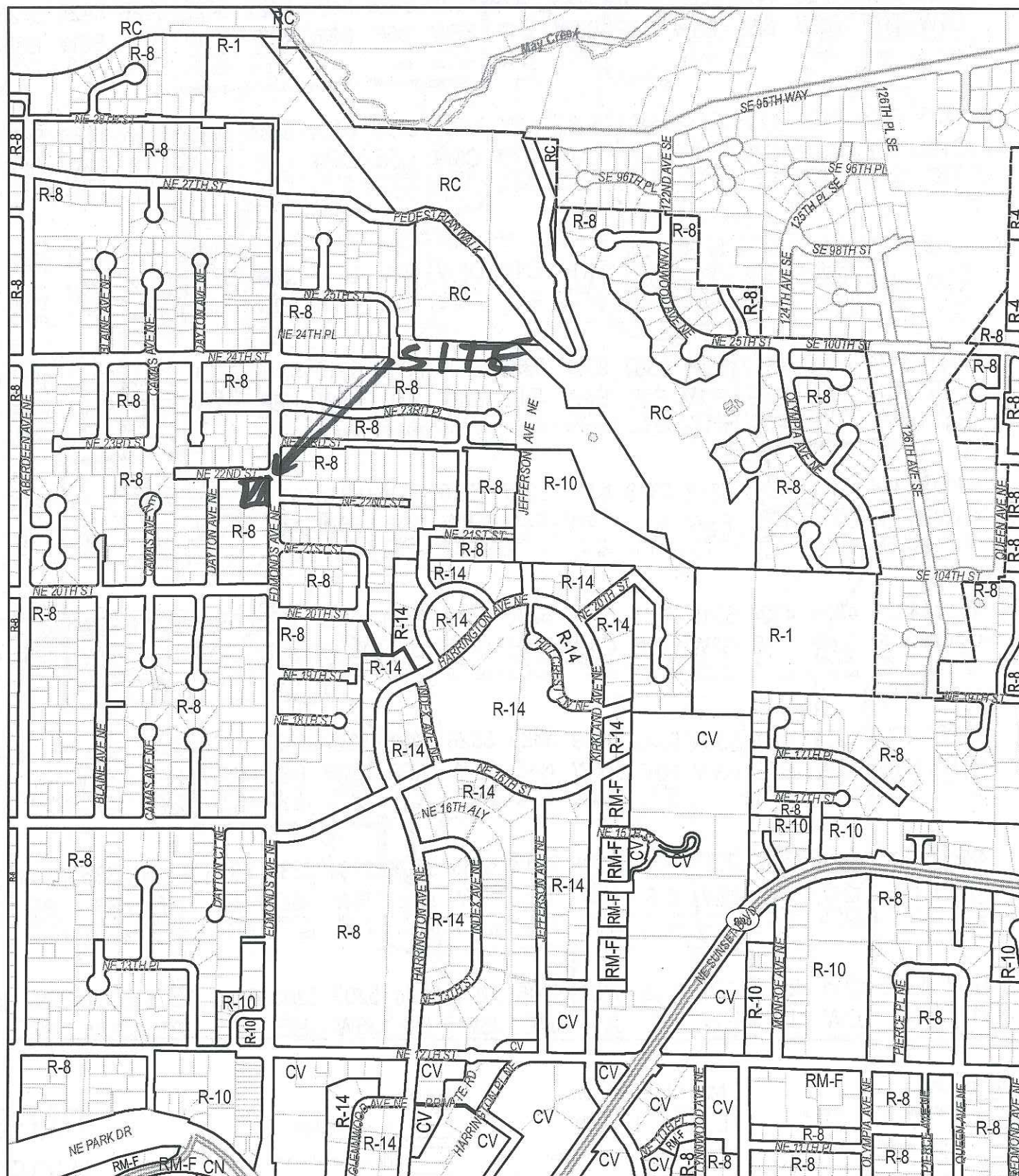
The administrative land use decision will become final if the decision is not appealed within 14 days of the decision date.

APPEAL: This administrative land use decision will become final if not appealed in writing to the Hearing Examiner on or before 5:00 PM on September 19, 2014. An appeal of the decision(s) must be filed within the 14-day appeal period (RCW 43.21.C.075(3); WAC 197-11-680). Renton Municipal Code Section 4-8-110.B governs appeals to the Hearing Examiner. Appeals must be filed in writing together with the required fee to the Hearing Examiner, City of Renton, 1055 South Grady Way, Renton, WA 98057. Additional information regarding the appeal process may be obtained from the City Clerk's Office, Renton City Hall - 7th Floor, (425) 430-6510.

EXPIRATION: The administrative short plat decision will expire two (2) years from the date of decision. A single one (1) year extension may be requested pursuant to RMC 4-7-070.M.

RECONSIDERATION: Within 14 days of the decision date, any party may request that the decision be reopened by the approval body. The approval body may modify his decision if material evidence not readily discoverable prior to the original decision is found or if he finds there was misrepresentation of fact. After review of the reconsideration request, if the approval body finds sufficient evidence to amend the original decision, there will be no further extension of the appeal period. Any person wishing to take further action must file a formal appeal within the 14-day appeal time frame.

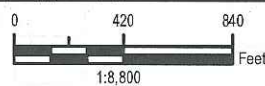
THE APPEARANCE OF FAIRNESS DOCTRINE: provides that no ex parte (private one-on-one) communications may occur concerning the land use decision. The Doctrine applies not only to the initial decision, but to Appeals to the Hearing Examiner as well. All communications after the decision/approval date must be made in writing through the Hearing Examiner. All communications are public record and this permits all interested parties to know the contents of the communication and would allow them to openly rebut the evidence in writing. Any violation of this doctrine could result in the invalidation of the appeal by the Court.



A map of the Washington, D.C. area showing the locations of various U.S. embassies. The map includes labels for "DOWNEY", "UNITE", and "WASHINGTON". It features a grid of dashed lines and various letters and numbers indicating specific locations or routes.

City Limits
 RENTON
 Potential Annexation Area

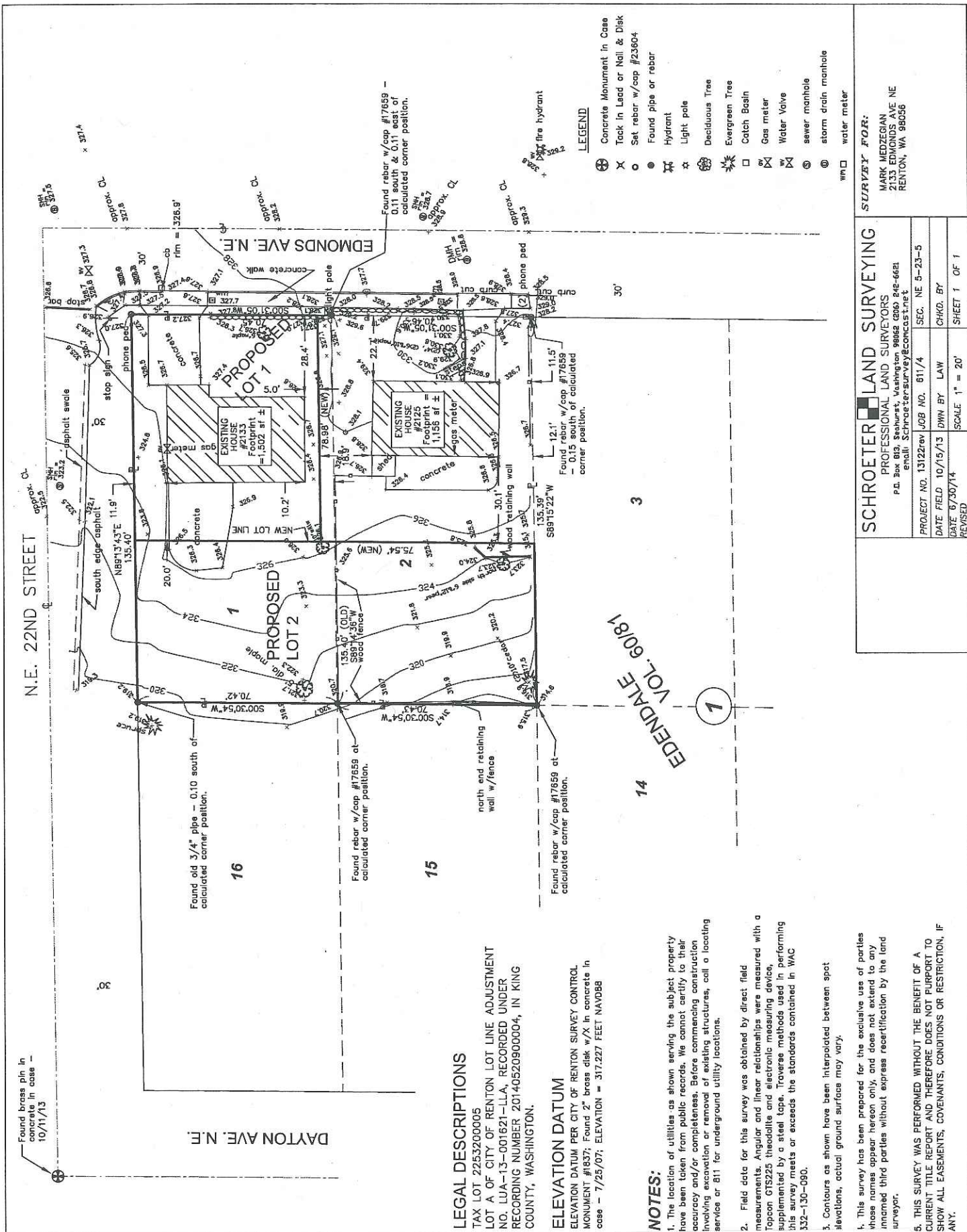
Zoning Designation
 (CA) Commercial Arterial
 (CD) Center Downtown
 (CN) Commercial Neighborhood
 (CO) Commercial Office



04 T23N R5E W 1/2
Page 15 of 80

EXHIBIT 2

- ation
- i-Family
- ily Traditional
- ily Urban Center
- ufactured Homes
- .. North 1
- er North 2



SCHROETER LAND SURVEYING	
PROFESSIONAL LAND SURVEYORS	
P.O. Box 883 Everett, Washington 98148 800-946-6621 email: Schroetersurvey@comcast.net	
PROJECT NO. 13122rev	JOB NO. 611/4
DATE FIELD 10/15/13	DWN BY LAW
DATE 6/30/14	SCALE 1" = 20'
REVISED	SHEET 1 OF 1

SURVEY FOR:
 MARK MEDZEGIAN
 2133 EDMONDS AVE NE
 RENTON, WA 98056

TREE RETENTION WORKSHEET

1. **Total** number of trees over 6" in diameter¹ on project site: 1. 4 trees

2. **Deductions:** Certain trees are excluded from the retention calculation:

Trees that are dead, diseased or dangerous² trees

Trees in proposed public streets trees

Trees in proposed private access easements/tracts trees

Trees in critical areas³ and buffers trees

Total number of **excluded** trees: 2. 0 trees

3. Subtract **line 2** from **line 1**: 3. 4 trees

4. Next, to determine the number of trees that must be **retained**⁴, multiply **line 3** by:

0.3 in zones RC, R-1, R-4, or R-8

0.1 in all other residential zones

0.05 in all commercial and industrial zones 4. 1.2 trees

5. List the number of 6" or larger trees that you are proposing⁵ to **retain**⁴:

5. 4 trees

6. Subtract **line 5** from **line 4** for **trees to be replaced**:

(If line 6 is less than zero, stop here. No replacement trees are required).

6. -2.8 trees

7. Multiply **line 6** by **12"** for number of **required replacement inches**:

7. NA inches

8. Proposed size of trees to meet **additional planting requirement**:

(Minimum 2" caliper trees required)

8. NA inches per tree

9. Divide **line 7** by **line 8** for number of **replacement trees**⁶:

(if remainder is .5 or greater, round up to the next whole number)

9. NA trees

¹ Measured at chest height.

² Dead, diseased or dangerous trees must be certified as such by a forester, registered landscape architect, or certified arborist, and approved by the City.

³ Critical Areas, such as wetlands, streams, floodplains and protected slopes, are defined in Section 4-3-050 of the Renton Municipal Code (RMC).

⁴ Count only those trees to be retained outside of critical areas and buffers.

⁵ The City may require modification of the tree retention plan to ensure retention of the maximum number of trees per RMC 4-4-130H7a

⁶ Inches of street trees, inches of trees added to critical areas/buffers, and inches of trees retained on site that are less than 6" but are greater than 2" can be used to meet the tree replacement requirement.

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JUL 10 2014

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PLANNING DIVISION

EXHIBIT 5

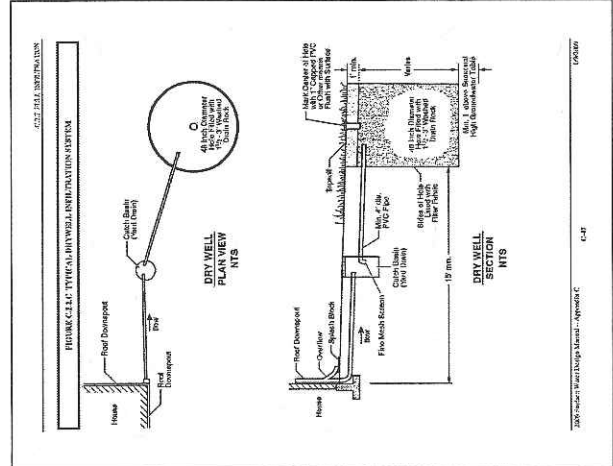
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JUL 10 2014

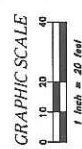
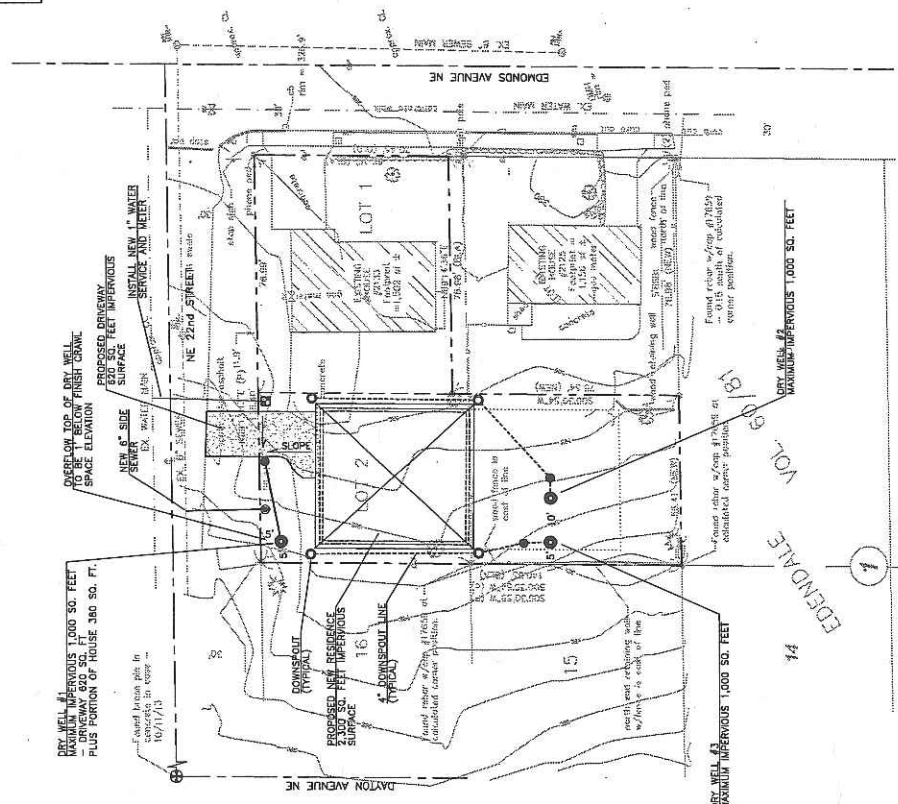
CITY OF RENTON
PLANNING DIVISION

NOTE
EXISTING UTILITY LOCATIONS SHOWN HEREIN ARE APPROXIMATE
BASED ON RECORD DRAWINGS AND FIELD SURVEY. THE ENGINEER
DID NOT VERIFY THE EXACT VERTICAL AND HORIZONTAL LOCATION OF ALL
EXISTING UNDERGROUND UTILITIES PRIOR TO COMMENCING
CONSTRUCTION. THE ENGINEER ASSUMES NO
RESPONSIBILITY FOR UTILITIES NOT SHOWN OR UTILITIES NOT SHOWN
IN THEIR PROPER LOCATION.
CALL BEFORE YOU DIG 811

PORTION OF THE SE 1/4, NW1/4, SECTION 32, TOWNSHIP 23 N, RANGE 5 EAST, W.M.



PRE 13-000880 MEDZEGIAN SHORT PLAT



RECOMMENDED FOR APPROVAL	
By:	Date:
By:	Date:
By:	Date:
By:	Date:

OE ENGINEERS
1323 SOUTHEAST 15TH PLACE
RENTON, WASHINGTON 98058
CONTACT: DARRYL OFFER, P.E.

CITY OF RENTON
Planning/Building/Public Works Dept.

MEDEZEGIAN SHORT PLAT
MARK MEDZEGIAN
GRADING/DRAINAGE/UTILITIES
2133 EDMONDES AVENUE NE

06/28/2014
Scale: 1" = 20'
Sheet: 1 of 1

NO.	REVISION	BY	DATE	APPR.

EXHIBIT 7

June 5, 2014

Mr. Mark Medzegian
2133 Edmonds Avenue NE
Renton, WA 98056

Re: **Geotechnical Recommendations**
Proposed Residence
22xx NE 22nd Street
Renton, Washington

Dear Mr. Medzegian,

This report summarizes the results of our site assessment and geologic research on the residential property located on the south side of NE 22nd Street in Renton. It is understood that a new residence will be constructed on this vacant property.

The purpose of this report is to describe existing site and subsoil conditions, and to provide recommendations for site development and foundation design. Geologic mapping by Booth, et al in 2007 along with prior investigations in this area were used as references for this report.

Site Conditions

This rectangular property has a gentle slope from the east to the west side with an estimated grade change of about five feet. Existing residential properties are located on the northeast, west and south sides of this property. Access to this proposed residence will be provided by a driveway off of 22nd Street.

According to geologic mapping for this area of Renton the property is underlain by recessional deposits (Qvr) that consist of fine silty sands and sands that have acceptable permeability for onsite storm water infiltration. These medium dense to dense soils will also provide for suitable support of the residential foundations.

Two test pit excavations were dug at the rear and front of this site to document subsoil conditions. Below the upper topsoil layer were medium dense silty sands and dense fine sands that extended down to depths of 5.0 to 5.5 feet. No groundwater was encountered. Summary logs of these test pits are described below:

TP-1	Located at the south end of the property
0.0 to 1.0ft	Topsoil – Silty Sand; brown, moist, loose;
1.0 to 2.5ft	Silty Sand; light brown, slightly moist, medium dense;
2.5 to 5.0ft	Sand f/m; grey brown, slightly moist, medium dense; no groundwater encountered;

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JUL 10 2014

CITY OF RENTON
PLANNING DIVISION

TP-2 Located at the north end of the site

0.0 to 1.5ft	Topsoil – Silty Sand; dark brown, moist, loose;
1.5 to 3.0ft	Silty Sand; light brown, moist, medium dense;
3.0 to 5.5ft	Sand f/m; grey brown, slightly moist, medium dense; no groundwater encountered;

Geotechnical Recommendations

Based on the results of our site assessment the following recommendations have been prepared for site development and foundation design. The medium dense native soils will provide excellent support for the new residence foundations using a recommended bearing value of 2000 psf. Estimated footing depths below final building pad grades will not exceed 1.5 to 2 feet. A passive earth pressure of 250 pcf may be used for lateral force restraint around the perimeter foundation walls. Foundation subdrains should be installed around the perimeter building foundations, and these PVC drain pipes should be protected with drain gravel and a geofilter cloth.

Interior house slabs may be poured directly on the native dense soils after proof rolling the exposed native soils. An impervious moisture barrier that is covered with 2 inches of sand should be placed on the subgrade soils prior to pouring the concrete slab.

Storm Water Infiltration

Based on the results of our field exploration the underlying sandy soils will provide for suitable infiltration of storm water collected on this residential site. Storm water runoff from the roof and impervious surface areas should be discharged into infiltration trenches or dry wells.

An infiltration value of 7.5 min/inch (King County Table 4.5.2 – medium sand) may be used in the design of this storm water system. The proposed infiltration system could be in the front or rear yard depending on the location of the new residence. A minimum setback of 15 feet from the exterior walls of the house should be established for the infiltration trenches or dry wells.

Summary

Field inspection and consultation services should also be provided to verify that subsurface conditions are as expected. Should conditions be revealed during construction that differs from the anticipated subsurface profile, we will evaluate those conditions and provide alternative recommendations where appropriate.

Our findings and recommendations provided in this report were prepared in accordance with generally accepted principles of engineering geology and geotechnical engineering as practiced in the Puget Sound area at the time this report was submitted. We make no other warranty, either express or implied.

Please call me if there are any questions.

Respectfully,



Robert M. Pride, P. E.
Principal Geotechnical Engineer

dist: (1) Addressee

rmp: Medzegian22ndRes1

Medzegian Short Plat

2133 Edmonds Avenue NE
Renton, Washington 98056

PRE 13-000880

DRAINAGE REPORT

June 25, 2014

Prepared for:

Jim Hanson
J. Hanson Consulting, LLC
17446 Mallard Cove Lane
Mt. Vernon, WA 98274
(360) 422-5056 office
jchanson@frontier.com

Prepared by:

Offe Engineers, PLLC
Darrell Offe, P.E.
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Renton, Washington 98058-7832
(425) 260-3412 office
(425) 227-9460 fax
darrell.offe@comcast.net



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PLANNING DIVISION

EXHIBIT 9

Table of Contents

- **Section 1: Project Overview**
- **Section 2: Conditions and Requirements Summary**
- **Section 3: Offsite Analysis**
- **Section 4: Flow Control and Water Quality Facility Analysis and Design**
- **Section 5: Conveyance System Analysis and Design**
- **Section 6: Special Reports and Studies**
- **Section 7: Other Permits**
- **Section 8: CSWPPP Analysis and Design**
- **Section 9: Bond Quantities, Facility Summaries, and Declaration of Covenant**
- **Section 10: Operations and Maintenance Manual**

Section 1: Project Overview

The proposal is to create two single family lots from this 13,104 square foot parcel (0.30 acres) located in the upper Kennedale Area of the City of Renton. The property is "L" shaped with frontage on Edmonds Avenue NE and NE 22nd Street. The current residence, built in the early 1950's, access off of Edmonds Avenue NE. The existing residence on the property will remain. A new lot is proposed to the west of the existing house. The property is identified as King County tax parcel number 225320-0005. The proposed development would be to create a new single family lot on the westerly side of the property. Access to the new lot would be off NE 22nd Street. The property slopes for the northeast corner to the west property line. The property is located within the "Peak Rate Flow Control Standard (Existing Site Conditions)" area of the drainage basin map.

There are no sensitive areas on the project site. The soils on the site have been identified by a Geotechnical Engineers as "medium sands". These soils are suitable for Full Infiltration of storm water runoff. A storm drainage system will be sized per the 2009 City of Renton Drainage Manual.

Section 2: Conditions and Requirements Summary

An overview of the *Core Requirements* is outlined below, further discussion of these requirements can be found within the remainder of this report.

Core Requirement No. 1 – Discharge at Natural Location

The property has a natural point of discharge along NE 22nd Street. Along NE 22nd is an open grassed swale which discharges into NE 22nd at the thickened edge, northwest corner of property. The developed project has no discharge proposed. The NEW impervious surfaces will be treated and infiltrated on site.

Core Requirement No. 2 – Offsite Analysis

The property is located at the intersection of Edmonds Avenue NE and NE 22nd Street. The drainage from these two streets cut off off-site flows from entering the property. The runoff from the frontage along Edmonds flows, within the curb and gutter, north to the intersection with 22nd. Then the street runoff turns and flows west along a thickened asphalt edge on the south side of NE 22nd. The drainage flows towards Dayton Avenue NE, to the west.

Core Requirement No. 3 – Flow Control

The property is located within the City of Renton, Peak Rate Flow Control Standard (Existing Site Conditions)". The proposed NEW impervious surfaces will be mitigated using "full infiltration". Therefore, no additional flow control is required.

Core Requirement No. 4 – Conveyance System

N/A

Core Requirement No. 5 – Erosion and Sediment Control

The project will disturb 3,200 square feet. Erosion control will be provided as part of the building permit for Lot 2.

Core Requirement No. 6 – Maintenance and Operations

The Maintenance and Operations for the proposed dry wells has been provided within Section 10, below.

Core Requirement No. 7 – Financial Guarantees and Liability

N/A

Core Requirement No. 8 – Water Quality

The project is not required to provide water quality (WQ) treatment.

Section 3: Offsite Analysis

NE 22nd Street, to the north, has a road side ditch along the southerly side which controls the runoff from entering the property. The runoff flows to the west within the road side ditch. The easterly side of the property is Edmonds Avenue NE. Edmonds has curb and gutter controlling the runoff from the street. The runoff along Edmonds flows to the south within the curb and gutter. The property has no drainage flowing onto it from off site sources.

Section 4: Flow Control and Water Quality Facility Analysis and Design

FLOW CONTROL REVIEW

Based upon the 2009 City of Renton Drainage Manual, the following steps are required to determine the mitigation of storm water runoff of the developed project:

Full Dispersion – N/G (no good) – the property does not have 100 feet of flow path available on each new lot;

Full Infiltration – acceptable- The soils on the property are medium sands and should provide adequate depth for full infiltration.

The proposal is to mitigate all NEW impervious surfaces on Lot 2.

Design: Proposed impervious Lot 2

2,400 sq. feet of roof area and patio
620 sq. feet of driveway (P.G.I.S.)

Mitigation using full infiltration per Section C.2.2.

Dry well – 90 cubic feet of rock per 1,000 square feet of impervious surface.

3 dry wells will be used to mitigate the proposed impervious surfaces.

Existing Impervious surface on property –

Ex. House – 1,490 sq. feet
Concrete D/W – 634 sq. feet
Concrete Patio – 537 sq. feet
Total existing 2,661 sq. feet

Developed Impervious –

Un-mitigated NEW impervious 0 sq. feet
Existing Impervious 2,661 sq. feet
Total developed 2,661 sq. feet

The difference between the existing and developed impervious surfaces is 0 OR less than 5,000 square feet. Therefore storm water detention is not required per the Manual.

WATER QUALITY REVIEW

The City Manual requires water quality treatment for projects that add 5,000 square feet or more of "new" pollution generating impervious surfaces (PGIS). The proposed developed (PGIS) will add 634 square feet of NEW PGIS. Based upon the threshold, water quality is not required per the Manual.

Section 5: Conveyance System Analysis and Design

No storm drainage conveyance system is proposed for the project.

Section 6: Special Reports and Studies

Geotechnical Study attached

June 5, 2014

Mr. Mark Medzegian
2133 Edmonds Avenue NE
Renton, WA 98056

Re: **Geotechnical Recommendations**
Proposed Residence
22xx NE 22nd Street
Renton, Washington

Dear Mr. Medzegian,

This report summarizes the results of our site assessment and geologic research on the residential property located on the south side of NE 22nd Street in Renton. It is understood that a new residence will be constructed on this vacant property.

The purpose of this report is to describe existing site and subsoil conditions, and to provide recommendations for site development and foundation design. Geologic mapping by Booth, et al in 2007 along with prior investigations in this area were used as references for this report.

Site Conditions

This rectangular property has a gentle slope from the east to the west side with an estimated grade change of about five feet. Existing residential properties are located on the northeast, west and south sides of this property. Access to this proposed residence will be provided by a driveway off of 22nd Street.

According to geologic mapping for this area of Renton the property is underlain by recessional deposits (Qvr) that consist of fine silty sands and sands that have acceptable permeability for onsite storm water infiltration. These medium dense to dense soils will also provide for suitable support of the residential foundations.

Two test pit excavations were dug at the rear and front of this site to document subsoil conditions. Below the upper topsoil layer were medium dense silty sands and dense fine sands that extended down to depths of 5.0 to 5.5 feet. No groundwater was encountered. Summary logs of these test pits are described below:

TP-1 Located at the south end of the property
0.0 to 1.0ft Topsoil – Silty Sand; brown, moist, loose;
1.0 to 2.5ft Silty Sand; light brown, slightly moist, medium dense;
2.5 to 5.0ft Sand f/m; grey brown, slightly moist, medium dense; no
groundwater encountered;

TP-2 Located at the north end of the site

0.0 to 1.5ft	Topsoil – Silty Sand; dark brown, moist, loose;
1.5 to 3.0ft	Silty Sand; light brown, moist, medium dense;
3.0 to 5.5ft	Sand f/m; grey brown, slightly moist, medium dense; no groundwater encountered;

Geotechnical Recommendations

Based on the results of our site assessment the following recommendations have been prepared for site development and foundation design. The medium dense native soils will provide excellent support for the new residence foundations using a recommended bearing value of 2000 psf. Estimated footing depths below final building pad grades will not exceed 1.5 to 2 feet. A passive earth pressure of 250 pcf may be used for lateral force restraint around the perimeter foundation walls. Foundation subdrains should be installed around the perimeter building foundations, and these PVC drain pipes should be protected with drain gravel and a geofilter cloth.

Interior house slabs may be poured directly on the native dense soils after proof rolling the exposed native soils. An impervious moisture barrier that is covered with 2 inches of sand should be placed on the subgrade soils prior to pouring the concrete slab.

Storm Water Infiltration

Based on the results of our field exploration the underlying sandy soils will provide for suitable infiltration of storm water collected on this residential site. Storm water runoff from the roof and impervious surface areas should be discharged into infiltration trenches or dry wells.

An infiltration value of 7.5 min/inch (King County Table 4.5.2 – medium sand) may be used in the design of this storm water system. The proposed infiltration system could be in the front or rear yard depending on the location of the new residence. A minimum setback of 15 feet from the exterior walls of the house should be established for the infiltration trenches or dry wells.

Summary

Field inspection and consultation services should also be provided to verify that subsurface conditions are as expected. Should conditions be revealed during construction that differs from the anticipated subsurface profile, we will evaluate those conditions and provide alternative recommendations where appropriate.

Our findings and recommendations provided in this report were prepared in accordance with generally accepted principles of engineering geology and geotechnical engineering as practiced in the Puget Sound area at the time this report was submitted. We make no other warranty, either express or implied.

Please call me if there are any questions.

Respectfully,



Robert M. Pride, P. E.
Principal Geotechnical Engineer

dist: (1) Addressee

tmp: Medzegian22ndRes1

Section 7: Other Permits

N/A

Section 8: CSWPPP Analysis and Design

The proposed development and improvements comprise of 0.30 acres of property. The disturbed area for the new lot would be 3,200 square feet. Therefore a SWPPP permit is not required.

Section 9: Bond Quantities, Facility Summaries, and Declaration of Covenant

A Declaration of Covenant (Operation, maintenance, and restrictions) is attached for the proposed BMP's shown on the drainage plan.

Section 10: Operation and Maintenance Manual

The Operation and Maintenance of the proposed BMP's provided will be included within the Declaration of Covenant from Section 9.

RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:

CITY CLERK'S OFFICE
CITY OF RENTON
1055 SOUTH GRADY WAY
RENTON, WA 98057

**DECLARATION OF COVENANT
FOR MAINTENANCE AND INSPECTION OF FLOW CONTROL BMPS**

Grantor: MARK MEDZEGIAN

Grantee: City of Renton

Legal Description: LOT A, CITY OF RENTON PLA LUA12-021,UA
AS RECORDED UNDER RECORDING NUMBER 201405209000A
RECORDS OF KING COUNTY, WASHINGTON.

Additional Legal(s) on: _____

Assessor's Tax Parcel ID#: 225320-0005

IN CONSIDERATION of the approved City of Renton (check one of the following) ☐ residential building permit, ☐ commercial building permit, ☐ clearing and grading permit, ☐ subdivision permit, or ☒ short subdivision permit for Application File No. LUA/SWP _____ relating to the real property ("Property") described above, the Grantor(s), the owner(s) in fee of that Property, hereby

covenants(covenant) with City or Renton, a political subdivision of the state of Washington, that he/she(they) will observe, consent to, and abide by the conditions and obligations set forth and described in Paragraphs 1 through 8 below with regard to the Property. Grantor(s) hereby grants(grant), covenants(covenant), and agrees(agree) as follows:

1. Grantor(s) or his/her(their) successors in interest and assigns ("Owners") shall retain, uphold, and protect the stormwater management devices, features, pathways, limits, and restrictions, known as flow control best management practices ("BMPs"), shown on the approved Flow Control BMP Site Plan for the Property attached hereto and incorporated herein as Exhibit A.

2. The Owners shall at their own cost, operate, maintain, and keep in good repair, the Property's BMPs as described in the approved Design and Maintenance Details for each BMP attached hereto and incorporated herein as Exhibit B.

3. City or Renton shall provide at least 30 days written notice to the Owners that entry on the Property is planned for the inspection of the BMPs. After the 30 days, the Owners shall allow the City of Renton to enter for the sole purpose of inspecting the BMPs. In lieu of inspection by the City, the Owners may elect to engage a licensed civil engineer registered in the state of Washington who has expertise in drainage to inspect the BMPs and provide a written report describing their condition. If the engineer option is chosen, the Owners shall provide written notice to the City of Renton within fifteen days of receiving the City's notice of inspection. Within 30 days of giving this notice, the Owners, or the engineer on behalf of the Owners, shall provide the engineer's report to the City of Renton. If the report is not provided in a timely manner as specified above, the City of Renton may inspect the BMPs without further notice.

4. If the City determines from its inspection, or from an engineer's report provided in accordance with Paragraph 3, that maintenance, repair, restoration, and/or mitigation work is required for the BMPs, The City shall notify the Owners of the specific maintenance, repair, restoration, and/or mitigation work (Work) required under RMC 4-6-030. The City shall also set a reasonable deadline for completing the Work or providing an engineer's report that verifies completion of the Work. After the deadline has

passed, the Owners shall allow the City access to re-inspect the BMPs unless an engineer's report has been provided verifying completion of the Work. If the work is not completed properly within the time frame set by the City, the City may initiate an enforcement action. Failure to properly maintain the BMPs is a violation of RMC 4-6-030 and may subject the Owners to enforcement under the RMC 1-3, including fines and penalties.

5. Apart from performing routine landscape maintenance, the Owners are hereby required to obtain written approval from the City or Renton before performing any alterations or modifications to the BMPs.

6. Any notice or approval required to be given by one party to the other under the provisions of this Declaration of Covenant shall be effective upon personal delivery to the other party, or after three (3) days from the date that the notice or approval is mailed with delivery confirmation to the current address on record with each Party. The parties shall notify each other of any change to their addresses.

7. This Declaration of Covenant is intended to promote the efficient and effective management of surface water drainage on the Property, and it shall inure to the benefit of all the citizens of the City of Renton and its successors and assigns. This Declaration of Covenant shall run with the land and be binding upon Grantor(s), and Grantor's(s') successors in interest and assigns.

8. This Declaration of Covenant may be terminated by execution of a written agreement by the Owners and the City of Renton that is recorded by King County in its real property records.

IN WITNESS WHEREOF, this Declaration of Covenant for the Maintenance and Inspection of
Flow Control BMPs is executed this ____ day of _____, 20____.

GRANTOR, owner of the Property

GRANTOR, owner of the Property

STATE OF WASHINGTON)
COUNTY OF KING)ss.

On this day personally appeared before me:

_____, to me known to be the individual(s) described in
and who executed the within and foregoing instrument and acknowledged that they signed the same as
their free and voluntary act and deed, for the uses and purposes therein stated.

Given under my hand and official seal this ____ day of _____, 20____.

Printed name
Notary Public in and for the State of Washington,
residing at

My appointment expires _____

3. The depression overflow point must be at least 6 inches below any adjacent pavement area and must be situated so that overflow does not cause erosion damage or unplanned inundation.
4. The depression side slopes must be no steeper than 3 horizontal to 1 vertical.
5. Spacing between multiple infiltration depressions shall be a minimum of 4 feet.
6. Infiltration depressions must be setback at least 15 feet from buildings with crawl space or basement elevations that are below the overflow point of the infiltration depression.
7. Infiltration depressions may be any size or shape provided the above specifications and the minimum requirements in Section C.2.2.1 are met.
8. The ground surface of the infiltration depression must be vegetated with grass or other dense ground cover.

C.2.2.6 MAINTENANCE INSTRUCTIONS FOR FULL INFILTRATION

If the full infiltration flow control BMP is proposed for a project, the following maintenance and operation instructions must be recorded as an attachment to the required **declaration of covenant and grant of easement** per Requirement 3 of Section C.1.3.3 (p. C-18). The intent of these instructions is to explain to future property owners, the purpose of the BMP and how it must be maintained and operated. These instructions are intended to be a minimum; DDES may require additional instructions based on site-specific conditions. Also, as the County gains more experience with the maintenance and operation of these BMPs, future updates to the instructions will be posted on King County's *Surface Water Design Manual* website.

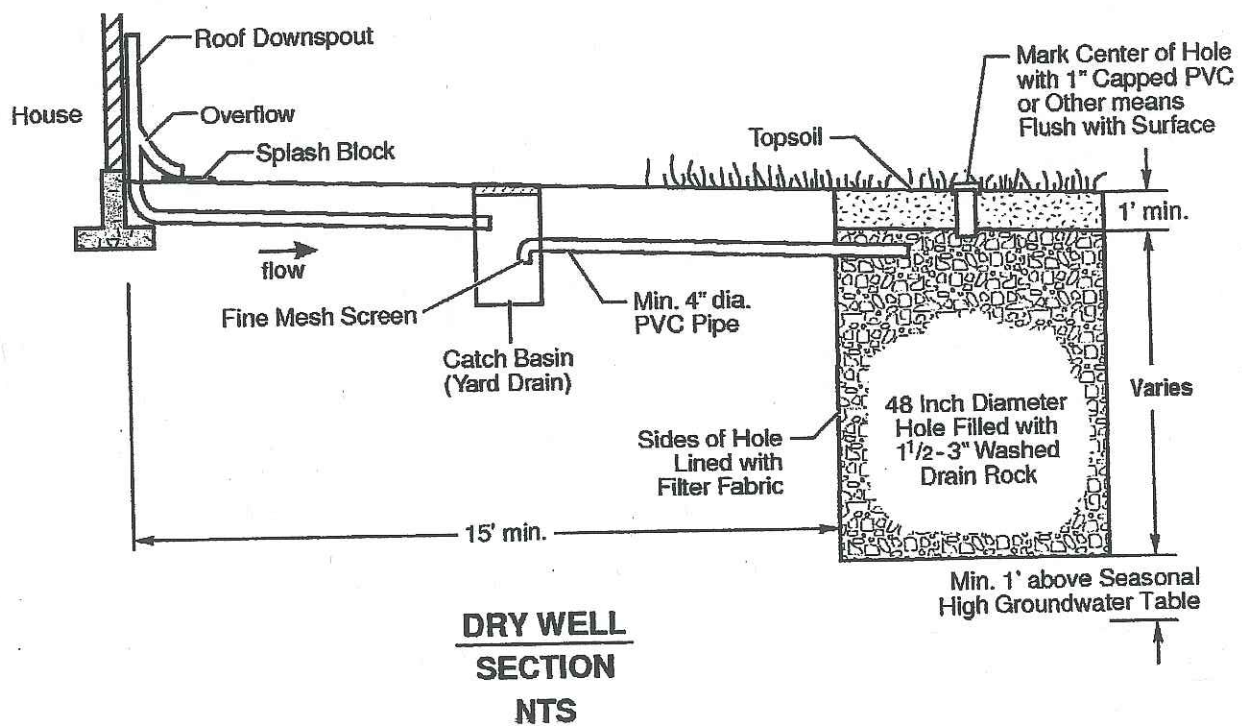
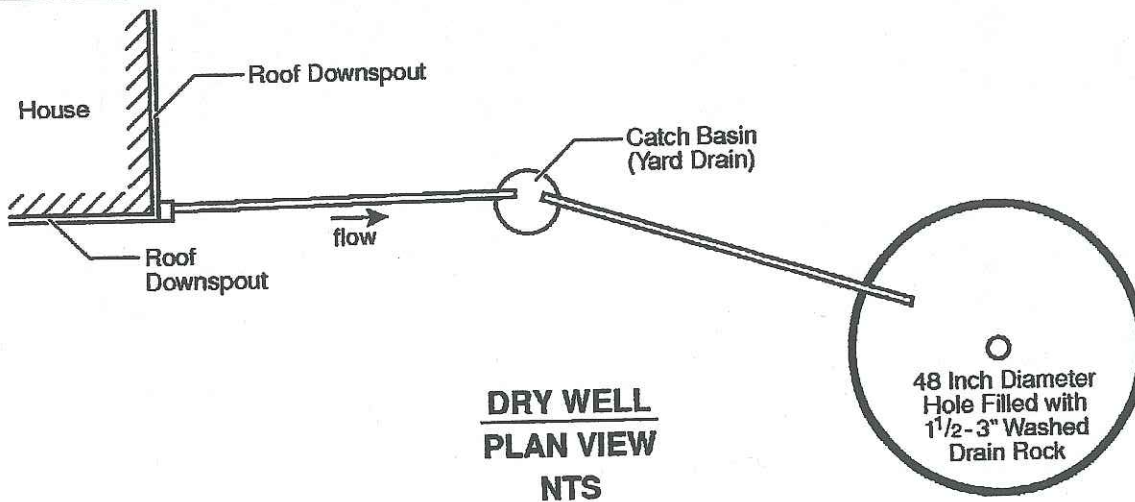
☐ TEXT OF INSTRUCTIONS

Your property contains a stormwater management flow control BMP (best management practice) called "full infiltration," which was installed to mitigate the stormwater quantity and quality impacts of some or all of the impervious surfaces on your property. Full infiltration is a method of soaking runoff from impervious area (such as paved areas and roofs) into the ground. If properly installed and maintained, full infiltration can manage runoff so that a majority of precipitation events are absorbed. Infiltration devices, such as gravel filled trenches, drywells, and ground surface depressions, facilitate this process by putting runoff in direct contact with the soil and holding the runoff long enough to soak most of it into the ground. To be successful, the soil condition around the infiltration device must be reliably able to soak water into the ground for a reasonable number of years.

The infiltration devices used on your property include the following as indicated on the flow control BMP site plan: ☐ gravel filled trenches, ☒ drywells, ☐ ground surface depressions. The size, placement, and composition of these devices as depicted by the flow control BMP site plan and design details must be maintained and may not be changed without written approval either from the King County Water and Land Resources Division or through a future development permit from King County.

Infiltration devices must be inspected annually and after major storm events to identify and repair any physical defects. Maintenance and operation of the system should focus on ensuring the system's viability by preventing sediment-laden flows from entering the device. Excessive sedimentation will result in a plugged or non-functioning facility. If the infiltration device has a catch basin, sediment accumulation must be removed on a yearly basis or more frequently if necessary. Prolonged ponding around or atop a device may indicate a plugged facility. If the device becomes plugged, it must be replaced. Keeping the areas that drain to infiltration devices well swept and clean will enhance the longevity of these devices. For roofs, frequent cleaning of gutters will reduce sediment loads to these devices.

FIGURE C.2.2C TYPICAL DRYWELL INFILTRATION SYSTEM



Kris Sorensen

From: Sabrina Mirante
Sent: Wednesday, July 16, 2014 2:28 PM
To: Kris Sorensen
Subject: FW: City of Renton - Notice of Short Plat - LUA14-000899, MOD, SHPL-A

From: Nancy Rawls [<mailto:Nancy.Rawls@rentonschools.us>]
Sent: Wednesday, July 16, 2014 1:33 PM
To: Sabrina Mirante
Subject: RE: City of Renton - Notice of Short Plat - LUA14-000899, MOD, SHPL-A

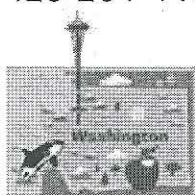
Sabrina,

Schools for the attached are:

Kennydale Elementary
McKnight Middle School
Hazen High School

The schools can accommodate new students from these addresses.

Nancy E. Rawls
Transportation Routing Coordinator
Renton School District #403
425-204-4455



From: Sabrina Mirante [<mailto:SMirante@Rentonwa.gov>]
Sent: Wednesday, July 16, 2014 12:39 PM
To: Nancy Rawls
Cc: Kris Sorensen
Subject: City of Renton - Notice of Short Plat - LUA14-000899, MOD, SHPL-A

Attached please find a notice of application for a short plat in Renton and a request for school-related information.

Please review the school letter and send requested info to Associate Planner Kris Sorensen(cc'd) at ksorensen@rentonwa.gov by Wednesday July 30, 2014.

Thank you for providing this important information. If you have any questions regarding this project, please contact Kris directly at 425-430-6593.

Best,

Sabrina Mirante, Planning Secretary

City of Renton | CED | Planning Division

1055 S Grady Way | 6th Floor | Renton, WA 98057

Phone: 425.430.6578 | Fax: 425.430.7300 |

smirante@rentonwa.gov



Denis Law
Mayor

City of
Renton



Community & Economic Development Department
C.E. "Chip" Vincent, Administrator

July 16, 2014

Nancy Rawls
Department of Transportation
Renton School District
420 Park Avenue N
Renton, WA 98055

**Subject: Medzegan Short Plat
LUA14-000899, MOD, SHPL-A**

The City of Renton's Department of Community and Economic Development (CED) has received an application for a Short Plat located at 2133 Edmonds Ave NE. Please see the enclosed Notice of Application for further details.

In order to process this application, CED needs to know which Renton schools would be attended by children living in residences at the location indicated above. Please fill in the appropriate schools on the list below and return this letter to my attention, City of Renton, CED, Planning Division, 1055 South Grady Way, Renton, Washington 98057 or fax to (425) 430-7300, **by July 30, 2014.**

Elementary School: _____

Middle School: _____

High School: _____

Will the schools you have indicated be able to handle the impact of the additional students estimated to come from the proposed development? Yes _____ No _____

Any Comments: _____

Thank you for providing this important information. If you have any questions regarding this project, please contact me at (425) 430-6593.

Sincerely,

Kris Sorensen
Associate Planner

Enclosure

PLAN REVIEW COMMENTS (LUA14-000899)



PLAN ADDRESS: 2133 EDMONDS NE AVE
RENTON, WA 98056-2706

APPLICATION DATE: 07/10/2014

DESCRIPTION: Applicant proposes to subdivide a 13,105 sf parcel in the R-8 zone into two residential lots. Lot 1 would be 5,160 sf and keep the existing home and Lot 2 would be 7,945 sf. Access to the new lot would be from NE 22nd St. No critical areas are located on site. A street modification to not install curb, gutter, planter strip, and sidewalk along NE 22nd St. A geotechnical report and drainage report were submitted.

Engineering Review

Jan Illian Ph: 425-430-7216 email: jillian@rentonwa.gov

Recommendations: EXISTING CONDITIONS

WATER Water service is provided by the City of Renton. There is an 8-inch ductile iron water main in NE 22nd Street and an 8-inch water main in Edmonds Ave NE. The project is in the 435 water pressure zone. Static pressure is about 55 psi at ground level. Available fire flow is 2,500 gpm.

SEWER Sewer service is provided by the City of Renton. There is an 8-inch sewer main in NE 22nd Street and an 8-inch sewer main in Edmonds Ave NE.

STORM There is no drainage conveyance system in NE 22nd Street. There is a storm conveyance system in Edmonds Ave NE.

STREETS There are street improvements fronting the site on Edmonds Ave NE. There are no frontage improvements on NE 22nd Street

CODE REQUIREMENTS

WATER

1. Separate water meter shall be provided to the new lot.
2. System development fee for water is based on the size of the new domestic water meter that will serve the new home on the new lot. Fee for ¾-inch or 1-inch water meter install is \$2,809.00.
3. Fee for a ¾-inch meter installed by the City is \$3,075.00. Fee for a 1-inch meter installed by the City is \$3,310.00. This is payable at the time the utility construction permit is issued.
4. All new construction must have a fire hydrant capable of delivering a minimum of 1,000 gpm and must be located within 300 feet of the structures. A minimum of one new hydrant will be required to be installed.

SEWER

1. A separate side sewer stub shall be provided to each new lot. Side sewers shall be a minimum 2% slope.
2. System development charge (SDC) for sewer is based on the size of the domestic meter size. Sewer fees for a ¾" meter or 1-inch meter is \$2,033.00 per new single-family lot. This is payable at the time the utility construction permit is issued.

SURFACE WATER

1. There is no drainage conveyance system in NE 22nd Street. There is a storm conveyance system in Edmonds Ave NE.
2. A drainage report dated June 25, 2014, prepared by Offe Engineers was submitted and reviewed. The report complies with the 2009 King County Surface Water Manual and the 2009 City of Renton Amendments to the KCSWM, Chapters 1 and 2. Based on the City's flow control map, this site falls within the Flow Control Duration Standard, Forested Conditions. The two lot short plat is subject to Appendix C, Small Project Drainage Review. One existing home will remain and one new lot will be created. Applicant has requested to pay a fee in lieu of frontage improvements in NE 22nd Street. If approved, no new impervious surface area will be created offsite. Therefore only onsite flow control BMPs will be required.
3. A geotechnical report, dated June 5, 2014 was provided by Robert Pride PE, Geotechnical Engineer. Two test pit excavations were dug in the rear and front of the site. Results show soils found two to five feet in depth were fine silty sands and sands. The medium dense soil will support infiltration using trenches or dry wells to collect the roof runoff from the new home. An infiltration value of 7.5 min/inch should be used in the design and sizing of the facilities.
4. Surface water system development fee is \$1,228.00 for the new lot. Credit will be given to the existing home.

TRANSPORTATION/STREET

1. Existing right-of-way width in NE 22nd Street fronting the site is 50 feet. NE 22nd Street is classified as a residential access street. To meet the City's complete street standards, street improvements including a pavement width of 13 feet from the center line, curb, gutter, an 8-foot planter strip, 5-foot sidewalk, and storm drainage improvements are required to be constructed in the right of way fronting the site per City code 4-6-060. To build this street section, no right-of-way dedication is required. The applicant has submitted a request to pay a fee-in-lieu of the frontage improvements in NE 22nd Street.
2. Existing right-of-way width in Edmonds Ave NE fronting the site is 60 feet. Edmonds Ave NE is classified as a minor arterial street. To meet the City's complete street standards, improvements including a 30 foot pavement section, an 8-foot planter strip, 8-foot sidewalk, and storm drainage improvements are required to be constructed in the right of way fronting the site per City code 4-6-060. To build this street section approximately 15 feet of right of way dedication is required along the project side. Since Edmonds is fully improved on both sides of the street and is located within a residential neighborhood, staff will approve a modification to allow the existing street section to remain. No additional street improvements or dedication of right of way will be required in Edmonds Ave NE.
3. Corner lots require a minimum radius of 15 feet of dedication. A curb ramp will be required.

EXHIBIT 11.

4. The current transportation impact fee rate is \$1,430.72 per new single family house. The transportation impact fee that is current at the time of building permit application will be levied. Payment of the transportation impact fee is due at the time of issuance of the building permit. Credit will be given to the existing home.
5. Street lighting is not required for a two lot short plat.
6. The maximum width of single loaded garage driveway shall not exceed nine feet (9') and double-loaded garage driveway shall not exceed sixteen feet (16').
7. Driveway shall not exceed 15% slope. Driveways over 8 % slopes require strip drains.

GENERAL COMMENTS

1. Separate permits and fees for side sewer connection, water meter and storm connection will be required.
2. All construction utility permits for drainage and street improvements will require separate plan submittals. All utility plans shall conform to the Renton Drafting Standards. A licensed Civil Engineer shall prepare the civil plans.
3. Rockeries or retaining walls greater than 4 feet in height will be require a separate building permit. Structural calculations and plans shall be submitted for review by a licensed engineer. Special Inspection is required.
4. A tree removal and tree retention/protection plan and a landscape plan shall be included with the civil plan submittal.

Technical Services

Bob MacOnie Ph: 425-430-7369 email: bmaconie@rentonwa.gov

Technical Services Comments Created On: 07/29/2014

Short Plat: Bob Mac Onie 07/29/2014

Note the City of Renton land use action number and land record number, LUA14-000899 and LND-20-0606, respectively, on the final short plat submittal. The type size used for the land record number should be smaller than that used for the land use action number.

Provide short plat and lot closure calculations.

Indicate what has been, or is to be, set at the northernmost corner common to Lots 1 & 2.

Note addresses on the final short plat drawing per the attached.

The City of Renton Administrator, Public Works Department, is the only city official who signs the final short plat. Provide an appropriate approval block and signature line. Pertinent King County approval blocks also need to be noted on the drawing.

All vested owner(s) of the subject final short plat need to sign the final short plat drawing. Include notary blocks as needed.

The Surveyor must stamp and sign the final submittal.

Reviewer Comments

Leslie Betlach Ph: 425-430-6619 email: LBetlach@rentonwa.gov

Community Services Review Created On: 08/07/2014

- A. Environmental impacts: Parks impacts fee per ordinance 5670 applies.
- B. Policy related comments: No impacts to parks.
- C. Code related comments: There are no impacts to parks.

Planning Review Created On: 08/07/2014

1. RMC section 4-4-030.C.2 limits haul hours between 8:30 am to 3:30 pm, Monday through Friday unless otherwise approved by the Development Services Division.
2. Commercial, multi-family, new single family and other nonresidential construction activities shall be restricted to the hours between seven o'clock (7:00) a.m. and eight o'clock (8:00) p.m., Monday through Friday. Work on Saturdays shall be restricted to the hours between nine o'clock (9:00) a.m. and eight o'clock (8:00) p.m. No work shall be permitted on Sundays.
3. Within thirty (30) days of completion of grading work, the applicant shall hydroseed or plant an appropriate ground cover over any portion of the site that is graded or cleared of vegetation and where no further construction work will occur within ninety (90) days. Alternative measures such as mulch, sodding, or plastic covering as specified in the current King County Surface Water Management Design Manual as adopted by the City of Renton may be proposed between the dates of November 1st and March 31st of each year. The Development Services Division's approval of this work is required prior to final inspection and approval of the permit.
4. A National Permit Discharge Elimination System (NPDES) permit is required when more than one acre is being cleared.
6. The applicant may not fill, excavate, stack or store any equipment, dispose of any materials, supplies or fluids, operate any equipment, install impervious surfaces, or compact the earth in any way within the area defined by the drip line of any tree to be retained.
7. The applicant shall erect and maintain six foot (6') high chain link temporary construction fencing around the drip lines of all retained trees, or along the perimeter of a stand of retained trees. Placards shall be placed on fencing every fifty feet (50') indicating the words, "NO TRESPASSING - Protected Trees" or on each side of the fencing if less than fifty feet (50'). Site access to individually protected trees or groups of trees shall be fenced and signed. Individual trees shall be fenced on four (4) sides. In addition, the applicant shall provide supervision whenever equipment or trucks are moving near trees.

Technical Services Created On: 07/29/2014

The Assessor's Account number on the Master Application is in error: s/b 2253200005.

Include the addresses document with the comments.

Fire Review - Building

Corey Thomas Ph: 425-430-7024 email: cthomas@rentonwa.gov

Recommendations: Environmental Impact Comments:

1. The fire impact fees are applicable at the rate of \$479.28 per single family unit. This fee is paid at building permit issuance.

Code Related Comments:

1. The fire flow requirement for a single family home is 1,000 gpm minimum for dwellings up to 3,600 square feet (including garage and basements). If the dwelling exceeds 3,600 square feet, a minimum of 1,500 gpm fire flow would be required. A minimum of one fire hydrant is required within 300-feet of the proposed buildings and two hydrants if the fire flow goes up to 1,500 gpm. There is one existing fire hydrant that can be counted toward the requirement; it does not have a storz fitting, so one would be required to be installed. A water availability letter is required from King County Water District 90.

2. Fire department apparatus access roadways are adequate.

Police Review

Cyndie Parks Ph: 425-430-7521 email: cparks@rentonwa.gov

Recommendations: Minimal impact on police services.

Denis Law
Mayor

City of Renton



August 19, 2014

Department of Community and Economic Development
C.E. "Chip" Vincent, Administrator

Mr. Jim Hanson
J. Hanson Consulting, LLC
17446 Mallard Cove Lane
Mt. Vernon, WA 98274

**RE: Medzegian Short Plat
2133 Edmonds Ave NE**

Dear Mr. Hanson:

On August 19, 2014, the Development Engineering Manager and the Public Works Board denied your request for waiver of frontage improvements fronting the Medzegian Short Plat site along NE 22nd Street. All frontage improvements (sidewalk, curb, gutter, planting strip and storm drainage) must be installed prior to recording the plat.

According to City code, you have 15 days from today's date (September 3, 2014) to appeal the administrative determination. Appeals are to be filed in writing, with the City Clerk and require a filing fee in the amount of \$250.00. Additional information regarding the appeal process may be obtained from the Renton City Clerk's office by calling (425) 430-6510.

If you have any questions or need additional information, please contact Jan Illian, Plan Reviewer at (425) 430-7216.

Sincerely,

A handwritten signature in black ink, appearing to read "Steve Lee".

Steve Lee
Development Engineering Manager

cc: Gregg Zimmerman, Public Works Administrator
Mike Stenhouse, Maintenance Services Director
Bill Wressell, Street Maintenance Service Manager
Vanessa Dolbee, Current Planning Manager
Pat Miller, Construction Inspector Supervisor
Kris Sorensen, Associate Planner
Jan Illian, Plan Reviewer
File

EXHIBIT 12

h:\file sys\bpw - development services applications fka bpw\2014 administrative review team\fee-in-lieu\medzegian short plat
081914.doc

PARCEL DATA

Parcel	225320-0005
Name	MEDZEGIAN-MARK-ALAN
Site Address	2133 EDMONDS AVE NE 98056
Residential Area	085-001 (SE Appraisal District)
Property Name	

Jurisdiction	RENTON
Levy Code	2100
Property Type	R
Plat Block / Building Number	1
Plat Lot / Unit Number	1
Quarter-Section-Township-Range	NE-5 -23-5

Legal Description

EDENDALE ADD
Plat Block: 1
Plat Lot: 1

LAND DATA

Highest & Best Use As If Vacant	SINGLE FAMILY
Highest & Best Use As Improved	PRESENT USE
Present Use	Single Family(Res Use/Zone)
Base Land Value SqFt	0
Base Land Value	145,000
% Base Land Value Impacted	100
Base Land Valued Date	5/26/2010
Base Land Value Tax Year	2011
Land SqFt	9,538
Acres	0.22

Views

Rainier	
Territorial	
Olympics	
Cascades	
Seattle Skyline	
Puget Sound	
Lake Washington	
Lake Sammamish	
Lake/River/Creek	
Other View	

Designations

Historic Site	
Current Use	
Nbr Bldg Sites	
Adjacent to Golf Fairway	NO
Adjacent to Greenbelt	NO
Other Designation	NO
Deed Restrictions	NO
Development Rights Purchased	NO
Easements	NO
Native Growth Protection Easement	NO
DNR Lease	NO

Percentage Unusable	0
Unbuildable	NO
Restrictive Size Shape	NO
Zoning	R-8
Water	WATER DISTRICT
Sewer/Septic	PUBLIC
Road Access	PUBLIC
Parking	
Street Surface	PAVED

Waterfront

Waterfront Location	
Waterfront Footage	
Lot Depth Factor	
Waterfront Bank	
Tide/Shore	
Waterfront Restricted Access	
Waterfront Access Rights	NO
Poor Quality	
Proximity Influence	NO

Nuisances

Topography	NO
Traffic Noise	MODERATE
Airport Noise	
Power Lines	NO
Other Nuisances	NO

Problems

Water Problems	NO
Transportation Concurrency	NO
Other Problems	NO

Environmental

Environmental	NO
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BUILDING



Click the camera to see more pictures.

Building Number	1
Year Built	1959
Year Renovated	0
Stories	1
Living Units	1
Grade	7 Average
Grade Variant	0
Condition	Good
Basement Grade	
1st Floor	1,200
1/2 Floor	0

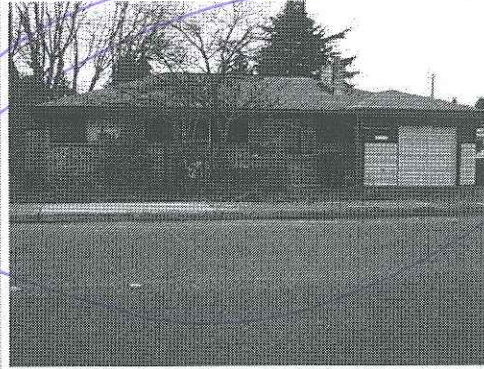
Reference Links

- [King County Tax Links](#)
- [Property Tax Advisor](#)
- [Washington State Department of Revenue \(External link\)](#)
- [Washington State Board of Tax Appeals \(External link\)](#)
- [Board of Appeals/Equalizati](#)
- [Districts Report](#)
- [iMap](#)
- [Recorder's Office](#)
- [Scanned images o surveys and other map documents](#)
- [Scanned images o plats](#)
- Notice mailing date: 06/19/2014

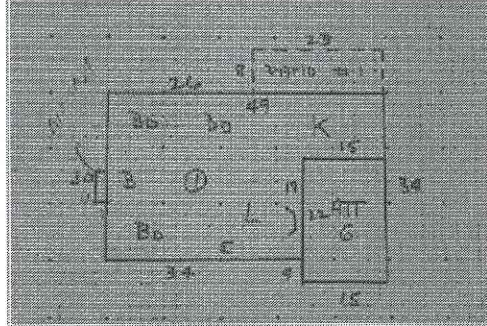
EXHIBIT 13

2nd Floor	0
Upper Floor	0
Finished Basement	0
Total Finished Area	1,200
Total Basement	0
Basement Garage	0
Unfinished 1/2	0
Unfinished Full	0
AGLA	1,200
Attached Garage	330
Bedrooms	3
Full Baths	1
3/4 Baths	0
1/2 Baths	0
Heat Source	Gas
Heat System	Forced Air
Deck Area SqFt	0
Open Porch SqFt	0
Enclosed Porch SqFt	0
Brick/Stone	0
Fireplace Single Story	1
Fireplace Multi Story	0
Fireplace Free Standing	0
Fireplace Additional	0
AddnlCost	0
Obsolescence	0
Net Condition	0
Percentage Complete	0
Daylight Basement	
View Utilization	

Picture of Building 1



Floor plan of Building 1



TAX ROLL HISTORY

Account	Valued Year	Tax Year	Omit Year	Levy Code	Appraised Land Value (\$)	Appraised Imps Value (\$)	Appraised Total Value (\$)	New Dollars (\$)	Taxable Land Value (\$)	Taxable Imps Value (\$)	Taxable Total Value (\$)	Tax Value Reason
225320000501	2014	2015		2100	152,000	114,000	266,000	0	152,000	114,000	266,000	
225320000501	2013	2014		2100	125,000	77,000	202,000	0	125,000	77,000	202,000	
225320000501	2012	2013		2100	125,000	77,000	202,000	0	125,000	77,000	202,000	
225320000501	2011	2012		2100	130,000	75,000	205,000	0	130,000	75,000	205,000	
225320000501	2010	2011		2100	145,000	88,000	233,000	0	145,000	88,000	233,000	
225320000501	2009	2010		2100	129,000	101,000	230,000	0	129,000	101,000	230,000	
225320000501	2008	2009		2100	147,000	142,000	289,000	0	147,000	142,000	289,000	
225320000501	2007	2008		2100	134,000	122,000	256,000	0	134,000	122,000	256,000	
225320000501	2006	2007		2100	117,000	106,000	223,000	0	117,000	106,000	223,000	
225320000501	2005	2006		2100	102,000	104,000	206,000	0	102,000	104,000	206,000	
225320000501	2004	2005		2100	96,000	98,000	194,000	0	96,000	98,000	194,000	
225320000501	2003	2004		2100	93,000	92,000	185,000	0	93,000	92,000	185,000	
225320000501	2002	2003		2100	90,000	88,000	178,000	0	90,000	88,000	178,000	
225320000501	2001	2002		2100	82,000	90,000	172,000	0	82,000	90,000	172,000	
225320000501	2000	2001		2100	75,000	83,000	158,000	0	75,000	83,000	158,000	
225320000501	1999	2000		2100	66,000	78,000	144,000	0	66,000	78,000	144,000	
225320000501	1998	1999		2100	60,000	69,000	129,000	0	60,000	69,000	129,000	
225320000501	1997	1998		2100	0	0	0	0	55,000	63,000	118,000	
225320000501	1996	1997		2100	0	0	0	0	55,000	63,000	118,000	
225320000501	1994	1995		2100	0	0	0	0	55,000	43,700	98,700	
225320000501	1992	1993		2100	0	0	0	0	28,800	63,900	92,700	
225320000501	1990	1991		2100	0	0	0	0	27,200	60,300	87,500	
225320000501	1988	1989		2100	0	0	0	0	19,800	0	60,400	
225320000501	1986	1987		2100	0	0	0	0	19,800	0	0	
225320000501	1984	1985		2100	0	0	0	0	20,000	0	0	
225320000501	1982	1983		2100	0	0	0	0	20,000	0	0	

SALES HISTORY

EXHIBIT

<p> </p>	<p> </p>	<p> </p>	<p> </p>	<p> </p>	<p> </p>
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User Information:

Address: **2133 EDMONDS AVE NE** [Back](#)Grade: **All Grades**

Program:

Select a School:

School Name	School Code	School Web Site	Eligibility Description	Grades
<u>2016 PROPOSED MCKNIGHT MIDDLE SCHOOL</u>	2016MCK		Eligible	06, 07, 08
MCKNIGHT MIDDLE SCHOOL	MCK		Within walk distance of school	06, 07, 08
<u>MEADOW CREST EARLY EDUCATION</u>	MCE		Eligible	P4
KENNYDALE ELEMENTARY	KEN		Within walk distance of school	01, 02, 03, 04, 05, K2, K2A, K2P, K2X
<u>HAZEN HIGH SCHOOL</u>	HHS		Eligible	09, 10, 11, 12, GD
<u>SECONDARY LEARNING CENTER</u>	SLC		Eligible	07, 08, 09, 10, 11, 12, GD

EXHIBIT 14

Kris Sorensen

From: Steve Lee
Sent: Thursday, September 04, 2014 12:00 PM
To: Kris Sorensen
Cc: Jan Illian; Sabrina Mirante
Subject: Medzegian 2 lot short plat

Kris,

Based upon past 'okays' last year for a project in the vicinity of 22nd and Edmonds, the determination for Edmonds – Medzegian project would be to support a modification along Edmonds to retain it's existing curb/gutter/sidewalk/landscaping along this corridor, but ask for a fee in lieu of \$68/LF along Edmonds. The project would provide two ADA ramps at the corner of 22nd and Edmonds that must be engineered along with constructing the improvements along 22nd for curb/gutter/sidewalk/landscaping per the City's complete streets stands. Sabrina has already prepared a determination letter for 22nd on this project and she can prepare the Edmonds modification approval to incorporate this email's information.

Thanks,
Steve

EXHIBIT 15